



*Los Angeles County*  
*Department of Regional Planning*  
*Director of Planning James E. Hartl, AICP*



May 6, 2004

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**HEARING ON AMENDMENTS TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO ESTABLISH A COMMUNITY STANDARDS DISTRICT (CSD) FOR THE UNINCORPORATED COMMUNITY OF FLORENCE-FIRESTONE, AND GENERAL PLAN AMENDMENT CASE NO. 02-085-(1, 2), AND ZONE CHANGE CASE NO. 02-085-(1, 2)  
(1<sup>ST</sup> AND 2<sup>ND</sup> SUPERVISORIAL DISTRICTS) (3-VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Consider the attached Negative Declaration together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Approve the recommendation of the Regional Planning Commission to establish a Community Standards District (CSD) for the unincorporated community of Florence-Firestone that establishes specific development standards for industrial, commercial and residential zones.
3. Approve the recommendation of the Regional Planning Commission to adopt Zone Change Case No. 02-085 (1, 2) and General Plan Amendment Case No. 02-085 (1, 2) for the unincorporated community of Florence-Firestone.
4. Find that adoption of the proposed ordinance, zone changes, and General Plan Amendment are *de minimus* in their effect on fish and wildlife resources, and authorize the Director of Planning to complete and file a Certificate of Fee Exemption for the project.
5. Adopt the attached General Plan amendment resolution to amend the Land Use Policy Map of the County General Plan.

6. Instruct County Counsel to prepare an ordinance to amend Title 22 of the Los Angeles County Code as recommended by the Commission.

### **PURPOSE OF RECOMMENDED ACTION**

The Florence-Firestone community is comprised of a mix of residential, commercial, and industrial uses. Conflicts between incompatible land uses and inappropriate zoning patterns exist in several areas of the community (e.g. industrial uses are interspersed with residential uses). To address these issues, including problems raised by the community, and those noted in the attached background report, the Department of Regional Planning prepared the proposed Community Standards District (CSD), zone changes, and General Plan amendment.

The proposed CSD will establish development standards and design guidelines for improving the interface between potentially incompatible uses by requiring buffering, landscaping, height limits, sign regulations, and building setbacks. The proposed CSD also includes housing incentives that allow residential development and mixed-use development in commercial zones to enhance community revitalization efforts.

The proposed zone changes will update and enhance the zoning pattern in the community by reducing the potential intensity of heavy industrial zoning and establishing zoning designations consistent with existing land uses.

The proposed amendment to the land use policy map of the General Plan is necessary to implement long-term changes in land use that will create a more compatible land use pattern.

On January 7, 2004 the Regional Planning Commission recommended that the Board adopt the CSD, Zone Changes, and General Plan Amendment.

### **JUSTIFICATION**

The Community Standards District (CSD) would establish development standards and design guidelines intended to mitigate land use conflicts and improve the relationship between various incompatible uses. The Zoning Ordinance provides for these types of ordinances (CSD) for small geographical areas to address unique land use problems. General plan policies encourage guidelines governing scale and design on a community-by-community basis. Establishing a CSD is therefore consistent with the policies of the Countywide General Plan.

The proposed zone changes are necessary because the Florence-Firestone community has had a history of land use incompatibilities. Residential areas are surrounded by strips of commercial and industrial zones. Commercial areas contain a mix of residences, restaurants, automobile-oriented shops and other retail and office uses. The industrial areas are often adjacent to or across the street from residential and/or commercial uses and range from outside storage to manufacturing, warehouses, and auto related uses. The recommended zone changes will help resolve existing incompatibilities, preserve residential uses and prevent future conflicts.

The need for the proposed plan amendment exists because state law requires consistency between the General Plan and zoning. In addition, the proposed ordinance amendments are compatible with and in support of General Plan policies to maintain, conserve, and protect the character of residential neighborhoods by preventing the intrusion of incompatible uses.

#### **IMPLEMENTATION OF COUNTYWIDE STRATEGIC PLAN GOALS**

The proposed CSD, zone changes, and plan amendments promote the County's strategic planning goal of "service excellence" and "organizational effectiveness" by addressing the land use and zoning needs of the Florence-Firestone area through the development of clear and reasonable development standards, guidelines and zoning designations, and demonstrating that DRP is responsive to citizens' concerns and ready to work with community groups and residents to address such concerns.

#### **FISCAL IMPACT**

Implementation of the proposed amendments will not result in any significant new costs to the Department or other County departments nor in any loss of revenue to the County. Adoption of these amendments will not result in the need for additional departmental staffing.

#### **FINANCING**

The amendments will not result in additional net County costs, therefore a request for financing is not being made at this time.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Florence-Firestone Zoning Study included public input received during three community meetings that were held in Florence-Firestone on March 8, 2001, February 21, 2002, and May 16, 2002.

The Regional Planning Commission conducted a public hearing regarding the proposed Community Standards District on June 10, 2002. The Commission heard testimony in support of the standards addressed in the CSD. There was no public opposition to the standards presently contained in the proposed CSD.

A public hearing is required pursuant to Section 22.16.200 of the County Code Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Section 6061, 65090, and 65856 of the Government Code relating to notice of public hearing.

The proposed CSD would establish residential, commercial, and industrial development standards specifically tailored to the Florence-Firestone area. These standards include screening, buffering, parking, signage and landscaping requirements. Additionally, certain uses that may have the potential to create disturbances to nearby sensitive areas would require a conditional use permit under the CSD provisions. The conditional use permit would ensure that the proposed use is compatible with the surrounding land uses.

The proposed zone changes improve the area's zoning pattern and reflect existing land uses. For example, in several instances, residences are located on property zoned for industrial use and because of the industrial zone designation may not expand or modernize. The proposed zone changes would result in designations that render the existing residences conforming.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the proposed ordinance will not significantly impact county services.

### **NEGATIVE DECLARATION/ENVIRONMENTAL IMPACTS**

The proposed Community Standards District ordinance constitutes a regulatory action which will not have a significant effect on the environment. The attached Initial Study shows that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed ordinance may have a significant effect



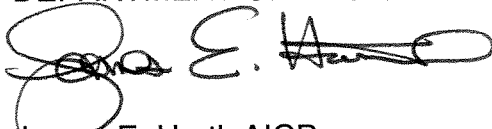
on the environment. Therefore, in accordance with Section 15070 of the State CEQA guidelines, a Negative Declaration was prepared.

A copy of the proposed Negative Declaration was transmitted to Graham Public Library, the Florence-Firestone Community Service Center, and the Florence-Firestone Chamber of Commerce for public review. Public notice was published in two newspapers of general circulation pursuant to Public Resources Code Section 21092. No comments were received during the public hearing regarding the project's findings of no significant effect on the environment.

Based on the attached Negative Declaration, adoption of the proposed Community Standards District ordinance, Zone Change Case No. 02-085-(1, 2), and General Plan Amendment Case No. 02-085-(1, 2) will not have a significant effect on the environment.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING



James E. Hartl, AICP  
Director of Planning

JEH:JTM:MGM

Attachments:

1. Resolution of the Regional Planning Commission (RPC)
2. Project Summary
3. Background Report (November 2001)
4. Recommended Ordinance for Board Adoption
5. Zone Changes approved by the RPC
6. General Plan Amendments approved by the RPC
7. Negative Declaration/Initial Study
8. Summary of RPC Proceedings
9. Legal Notice of Board Hearing

c: Chief Administrative Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Auditor – Controller  
Director, Department of Public Works  
Assessor

## **RESOLUTION**

### **THE REGIONAL PLANNING COMMISSION**

#### **COUNTY OF LOS ANGELES**

**WHEREAS**, The Regional Planning Commission of the County of Los Angeles has conducted a public hearing on the matter of amendments to Title 22 (Zoning Ordinance) of the Los Angeles County Code relating to the Florence-Firestone Community Standards District (CSD), Zone Changes (ZC 02-085 (1), (2)), and General Plan Amendment (Case No. 02-085 (1), (2)), on June 10, 2002; and

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The unincorporated community of Florence-Firestone is divided between the First and Second Supervisorial Districts. The community is approximately 3.6 square miles, is located about 6 miles south of downtown Los Angeles and is surrounded by the cities of Huntington Park, South Gate, Los Angeles and unincorporated Walnut Park.
2. The subject community is located in a highly urbanized, relatively flat part of the County and is comprised of a mixture of single-family, two-family, and multi-family residences, interspersed with commercial and industrial businesses, parks, and schools.
3. The Department of Regional Planning staff held three community meetings on March 8, 2001, February 21, 2002, and May 16, 2002, to solicit input from the community and to formulate solutions to the land use and zoning problems that confront the community.
4. There are unique land use problems in the Florence-Firestone area, such as the proximity of industrial uses and zones to sensitive land uses (residential, parks, and schools), legal nonconforming residential uses in commercial zones, and unscreened storage of industrial equipment that exceeds the height of perimeter fencing and is visible to residential areas. Additionally, many areas have inadequate landscaping, lack property maintenance, and have excessive and inconsistent signage.
5. The existing zoning pattern encourages the establishment of incompatible uses in close proximity to each other and creates conflicts between competing interests.
6. The Florence-Firestone recommendations include a General Plan Amendment (Case No. 02-085-(1,2)), a series of Zone Changes (ZC 02-085-(1,2)), and the establishment of a Community Standards District (CSD).

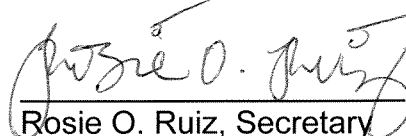
7. The amendments to the land use policy map of the General Plan are necessary to implement long-term changes in land use that will create a more compatible land use pattern.
8. The proposed zone changes will update and improve the zoning pattern in the Florence-Firestone community by reducing the potential intensity of heavy industrial zoning and by establishing zoning designations consistent with existing land uses.
9. The proposed CSD will improve the appearance of the industrial area by imposing development standards for screening, property maintenance, signage and landscaping. Furthermore the CSD will require a conditional use permit for businesses that may negatively impact sensitive land uses.
10. The proposed amendments promote neighborhood commercial facilities and complement community character through appropriate scale, design and locational controls. In addition, the proposed zone changes will situate commercial activities in viable clusters to conveniently serve the Florence-Firestone community.
11. The proposed amendments are compatible with and in support of the policies of the Los Angeles County General Plan to maintain, conserve, and protect the character of residential neighborhoods by preventing the intrusion of incompatible uses.
12. Good zoning practice and land use planning justifies such action for public convenience, safety, and general welfare.
13. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act, and the Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The Commission finds that the proposed amendments to the Zoning Ordinance will not have a significant effect on the environment pursuant to the California Environmental Quality Act, the State CEQA Guidelines and the Los Angeles County Environmental Document Procedures and Guidelines.

**THEREFORE, BE IT RESOLVED THAT** the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the proposed amendments to Title 22 (Zoning Ordinance) of the Los Angeles County Code relating to the Florence-Firestone Community Standards District (CSD), Zone Changes (ZC 02-085 (1), (2)), and General Plan Amendment (Case No. 02-085 (1), (2));

2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration and find that the General Plan Amendments, Zone Changes, and the establishment of the Florence-Firestone CSD will not have a significant effect on the environment;
3. That the Board of Supervisors find that the adoption of the proposed amendments are *de minimus* in its effect on the fish and wildlife resources, and authorize the Director of Planning to complete and file the Certificate of Fee Exemption for the project; and
4. That the Board of Supervisors adopt the attached General Plan Amendment, proposed Zone Changes and CSD containing modifications to Title 22 (Zoning Ordinance), and determine that they are compatible with, and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by the Regional Planning Commission of the County of Los Angeles on January 7, 2004.

A handwritten signature in cursive script, appearing to read "Rosie O. Ruiz", written over a horizontal line.

Rosie O. Ruiz, Secretary  
Regional Planning Commission  
County of Los Angeles

DEPARTMENT OF REGIONAL PLANNING

**PROJECT SUMMARY**

<b>PROJECT IDENTIFICATION:</b>	Proposed amendments to Title 22 (Planning and Zoning) and amendments to the Countywide General Plan to include the following: (1) Establishment of the Florence-Firestone Community Standards District to include development standards applicable to residential, commercial, and industrial properties within the District, (2) General Plan Amendments, and (3) Zone Changes.
<b>REQUEST:</b>	Approve the proposed amendments to Title 22, General Plan Amendment Case No. GP 02-085 (1, 2), and Zone Change Case No. ZC 02-085 (1, 2)
<b>LOCATION:</b>	Florence-Firestone.
<b>APPLICANT:</b>	Board of Supervisors directive.
<b>STAFF CONTACT:</b>	Julie Moore at (213) 974-6425.
<b>RPC HEARING DATE:</b>	June 10, 2002
<b>RPC RECOMMENDATION:</b>	Board hearing and approval of proposed ordinance.
<b>MEMBERS VOTING AYE:</b>	Commissioner Bellamy, Commissioner Rew, Commissioner Valadez
<b>MEMBERS ABSTAINING:</b>	None
<b>KEY ISSUES:</b>	<ol style="list-style-type: none"><li>1) Industrial uses abutting residential uses</li><li>2) Need to update zoning designations</li><li>3) Commercial sign standards</li><li>4) Landscape buffering requirements</li><li>5) Residential uses in commercial zones</li></ol>
<b>MAJOR POINTS FOR:</b>	The proposed CSD provisions, zone changes and General Plan amendment will improve the interface between residential and industrial uses and revise the list of uses in the commercial and industrial zones to ensure compatibility with adjacent areas.
<b>MAJOR POINTS AGAINST:</b>	None

# Background Report



For the

Unincorporated Community of

**FLORENCE-FIRESTONE**

Prepared by:  
Los Angeles County Department of Regional Planning  
November 2001

## **I. INTRODUCTION**

This Background Report contains current demographic information and land use analysis for the Florence-Firestone community. It includes a zoning and land use study of the community initiated by the Department of Regional Planning in which land use issues and problems are identified. The goal of this study is to ultimately offer suggestions for solving the pressing concerns of this community.

Based on this document staff may be recommending the following land use amendments for this community: 1) zone changes which will reflect existing land uses and at the same time mitigate future land use/ zoning conflicts and 2) community-wide development standards that will set forth uniform regulations tailored to the unique needs of the Florence-Firestone community.

### **SUMMARY**

Florence-Firestone is located about 6 miles south of downtown Los Angeles in the heart of the County's inner city and industrial corridor. There are over 60,000 persons residing in the area and the vast majority is of Hispanic origin.

This unincorporated community is administratively divided between First and Second Supervisorial Districts. Despite the District boundaries, both areas face similar issues and concerns.

Florence-Firestone is 3.6 square miles in area and is comprised of a mix of residential, commercial and industrial uses. Almost 60% of the area is zoned and used for residential purposes. The remaining 40% is split almost evenly between industrially and commercially zoned properties.

Residential properties are primarily low density and the majority of the housing units are renter occupied and in need of revitalization.

The density of existing residential development is far below that permitted by existing zoning.

There are many commercial and industrial businesses in the area and most are in need of repair and reinvestment.

The gridiron street pattern encourages the use of local streets for through traffic serving a mixture of uses.

Income levels and noticeable pedestrian traffic are such they indicate a highly transit dependent population.

The most serious problems in Florence-Firestone are the conflicts between incompatible land uses and the inappropriate zoning patterns that exist in several areas of the community.

## HISTORY

The Regional Planning Department studied the entire Florence-Firestone community in the 1970's. Florence-Firestone is administratively split between First and Second Supervisorial Districts and is often treated as two separate areas. However, in 1970 and 1971, studies were prepared which compiled demographic and land use information for Florence-Firestone in its entirety.

The Florence-Firestone studies of the 1970s documented concerns related to housing dilapidation, incompatible land use mixes, traffic conflicts, transit dependence, and lack of open space. With few exceptions, the area continues to suffer from these same issues and concerns. However, with demographic shifts and disinvestment in inner cities over the last 30 years the land use and socio-economic problems in Florence-Firestone have increased.

In the late 1990s two site-specific studies within Florence-Firestone were completed which led to zone changes and the establishment of community standards. The first study established the *Blue Line Transit Oriented Districts* (Blue Line TOD) and the other established the *Roseberry Park Community Standards District* (CSD). These projects are explained in general on the following two pages.

These recent projects are significant to this current study of Florence-Firestone because they have created zone changes and development standards of their own that will be integrated into the recommendations that develop from this study. Also, much of the information and findings established during the scope of all of these projects, including those of the 1970s, still apply to the Florence-Firestone community and will assist with the direction and scope of the current study.

### *Blue Line Transit Oriented Districts\**

In July of 1990, the Los Angeles County Metropolitan Transportation Authority (MTA) opened Los Angeles' first light rail transit system called the Metro Blue Line. The Blue Line begins in Downtown Los Angeles and runs a 22-mile stretch through several cities, including unincorporated Florence-Firestone, and ends in the City of Long Beach.

The 1970's studies by the Department of Regional Planning Redevelopment Agency documented transit dependency as a concern for the Florence-Firestone community. The introduction of the Blue Line in Florence-Firestone is a proven asset to transit dependent residents of the area. In 1990 when the Blue Line was built the MTA projected that by the year 2000 average daily ridership would be 54,000. According to MTA figures as of August of 1999 the average daily ridership was 63,000.



The Blue Line provides north-south service and connects to several cross-town and local bus lines as well as the two east-west rail transit lines: the Metro Green Line light rail running along the 105 freeway from Norwalk to the Los Angeles International Airport (LAX); and the Metro Red Line subway running from Union Station in Downtown Los Angeles to North Hollywood in the San Fernando Valley.

In 1996 the Department of Regional Planning embarked on a two-year program to establish Transit Oriented Districts (TODs) surrounding four Blue Line Stations, three of which are in Florence-Firestone. TODs are plans that encourage transit supportive development such as mixed uses, greater pedestrian orientation as well as improved pedestrian-transit linkages.

Regional Planning staff worked in collaboration with an advisory committee, made up of members of the communities of Florence-Firestone and Willowbrook to draft the TOD program. Included in the program are zone changes and a Transit Oriented District ordinance that establishes development standards and encourages pedestrian-friendly mixed-use development approximately ¼ mile radius from the rail stations. A detailed existing land use survey of the ¼ mile radius of each station was prepared to assist with the zone change determinations and recommendations for development standards.

The three TOD areas in Florence-Firestone are surrounding the stations of Slauson, Florence and Firestone. The zone changes have primarily been from industrial to commercial or commercial manufacturing. Also included are provisions and limitations on uses that facilitate the development of mixed-use development and eliminate non-pedestrian friendly and incompatible uses from establishing within the Transit Oriented Districts.

\*See Title 22 Planning and Zoning Code of Los Angeles County section 22.44.400 Transit Oriented Districts for details.

#### *Roseberry Park Zone Changes and Community Standards District\**

In 1999 the Department of Regional Planning was asked to prepare a zoning study for a small portion of Florence-Firestone east of Alameda Street, now known as Roseberry Park, that was experiencing unique problems related to incompatible land uses in close proximity to one another and inappropriate zoning patterns.

There are few areas in Los Angeles County where residential uses are intermixed with industrial uses and major highways. Florence-Firestone, and particularly in this instance Roseberry Park, experiences unique conflicts with these very serious land use issues. Located approximately 7 miles south of Downtown Los Angeles in the heart of the County's major industrial center and along the Alameda Corridor, the situation in Roseberry Park had the potential to become more industrially intense and insupportable for the local residents.

The approximately 70 acre area is in the First Supervisorial District and is bounded by Florence Avenue on the north, Santa Fe Avenue on the east, Nadeau Street on the south and Alameda Street on the west. Zoning along the western and southern sections of Roseberry Park were primarily M-2 (Heavy Industrial) or M-1 (Light Industrial) and used for industrial purposes. The northern and eastern sections of the area were zoned C-3 (Unlimited Commercial) and used for commercial and some residential uses. The central portion was zoned C-3 and used almost exclusively for residential uses along small residential streets.

In order to address the pressing dilemma of incompatible land uses in close proximity to one another and inappropriate zoning, the Regional Planning Department tackled the project in two phases. After preparing a detailed land use survey and compiling local demographic information staff recommended zone changes and community standards at separate community meetings; first with the residential constituency and then the commercial and industrial constituency.

The end result produced two major strategies to solve the pressing problems of Roseberry Park: 1). Zone changes that reflect the existing land uses and scale back the intensity of the industrial area and 2). A community standards district that helps mitigate the negative impacts imposed by the interface between industrial and residential uses as well as provide for a more aesthetically pleasing community. One outstanding concern was that industrial properties along Alameda were restricted to using residential streets for access to their property. Through collaboration with various County agencies and the Alameda Corridor Transportation Authority\*\* a bridge was approved and constructed at the mid-section of Alameda between Florence and Nadeau to serve as the primary access for industrial properties within the area to help alleviate the conflicts between residential and industrial traffic along the smaller residential streets in the community.

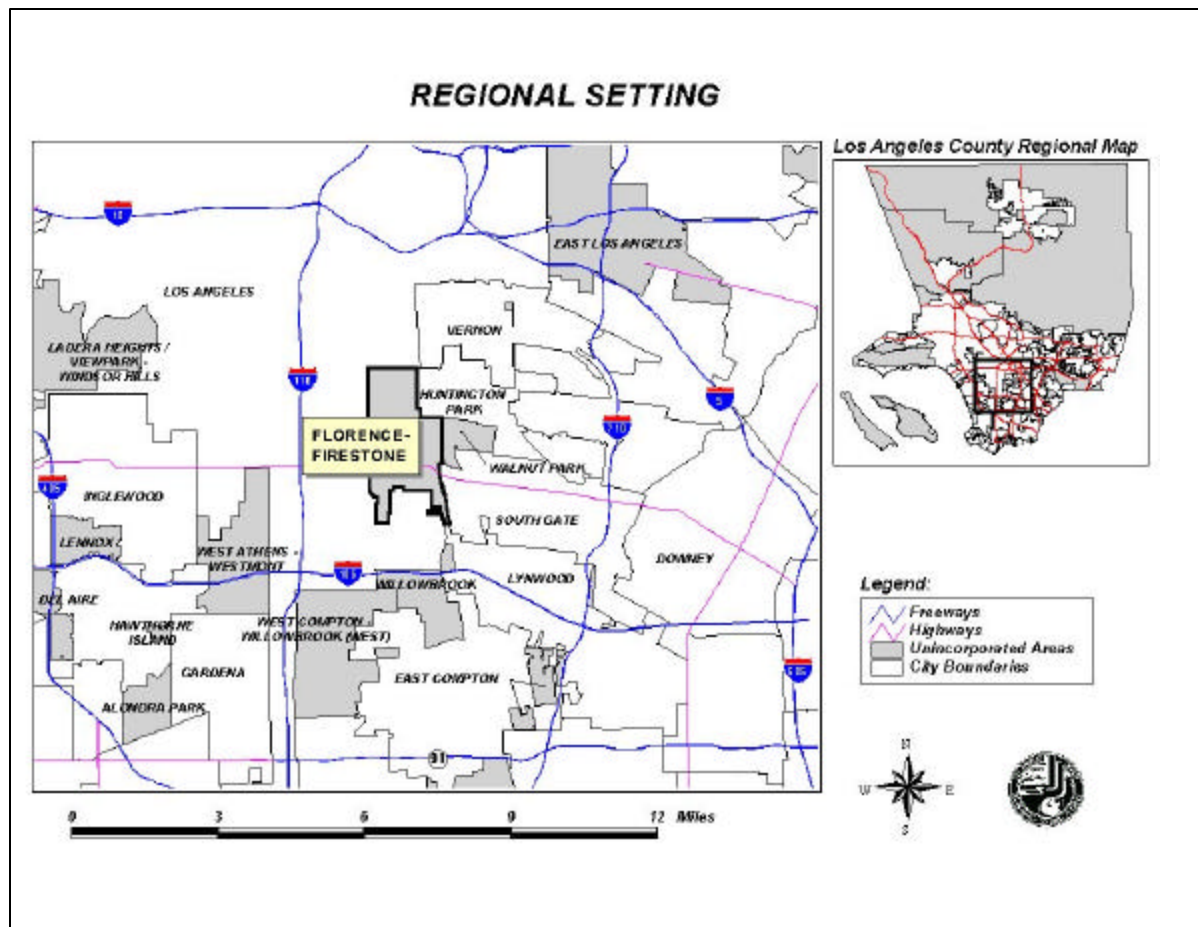
\* See Title 22 Planning and Zoning Code of Los Angeles County section 22.44.129 Roseberry Park CSD for details.

\*\*Agency responsible for the trenching of the existing train tracks along Alameda from the port of Long Beach and Los Angeles to various destination points along the route to Downtown Los Angeles. The trenching is a regional effort to alleviate traffic congestion and conflicts along surface streets along the route as well as increase the speed at which freight is transported throughout the region.

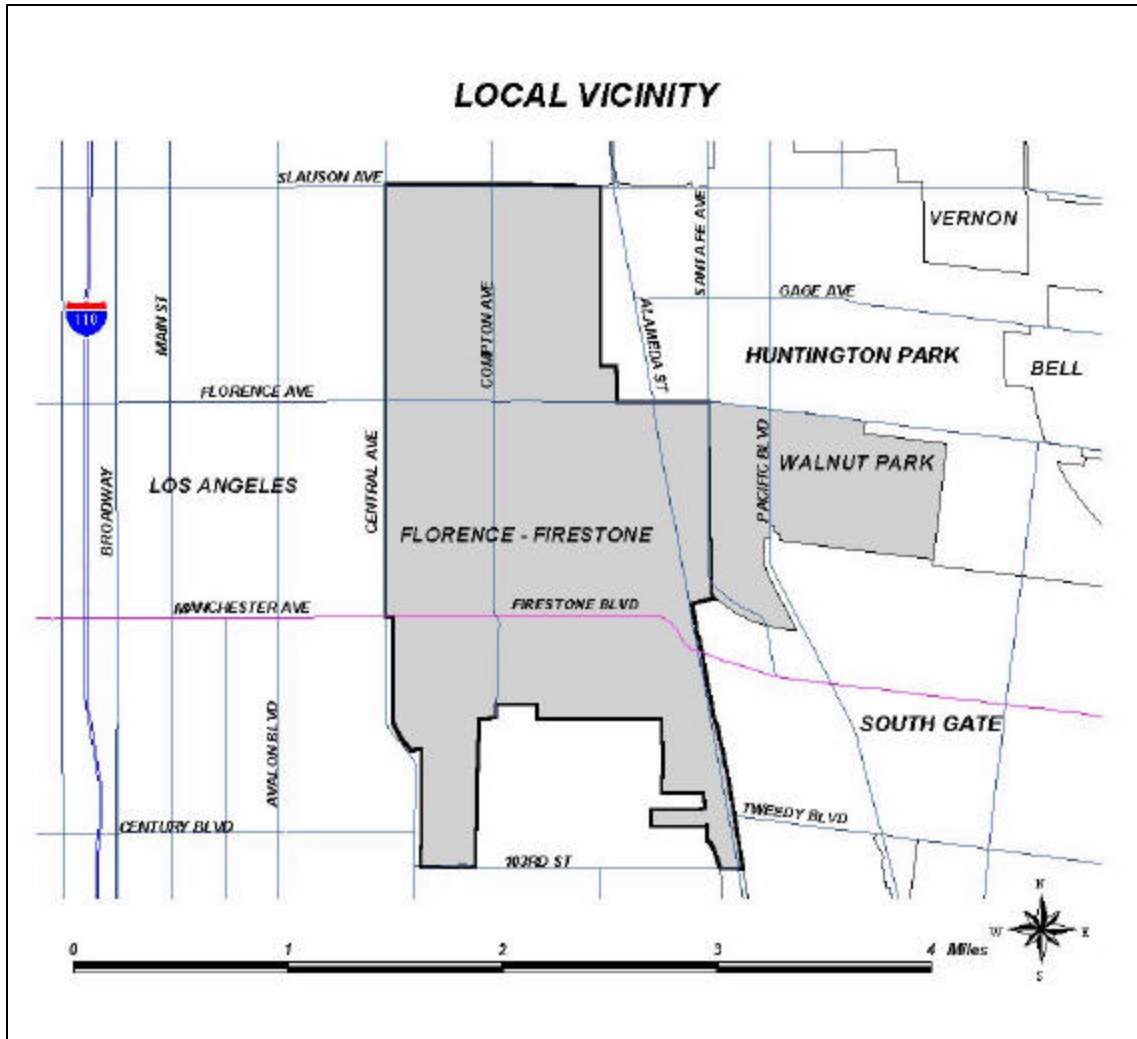
## II. PHYSIAL SETTING

### A. LOCATION

Florence-Firestone is a 3.6 square mile unincorporated community located approximately 6 miles south of Downtown Los Angeles.

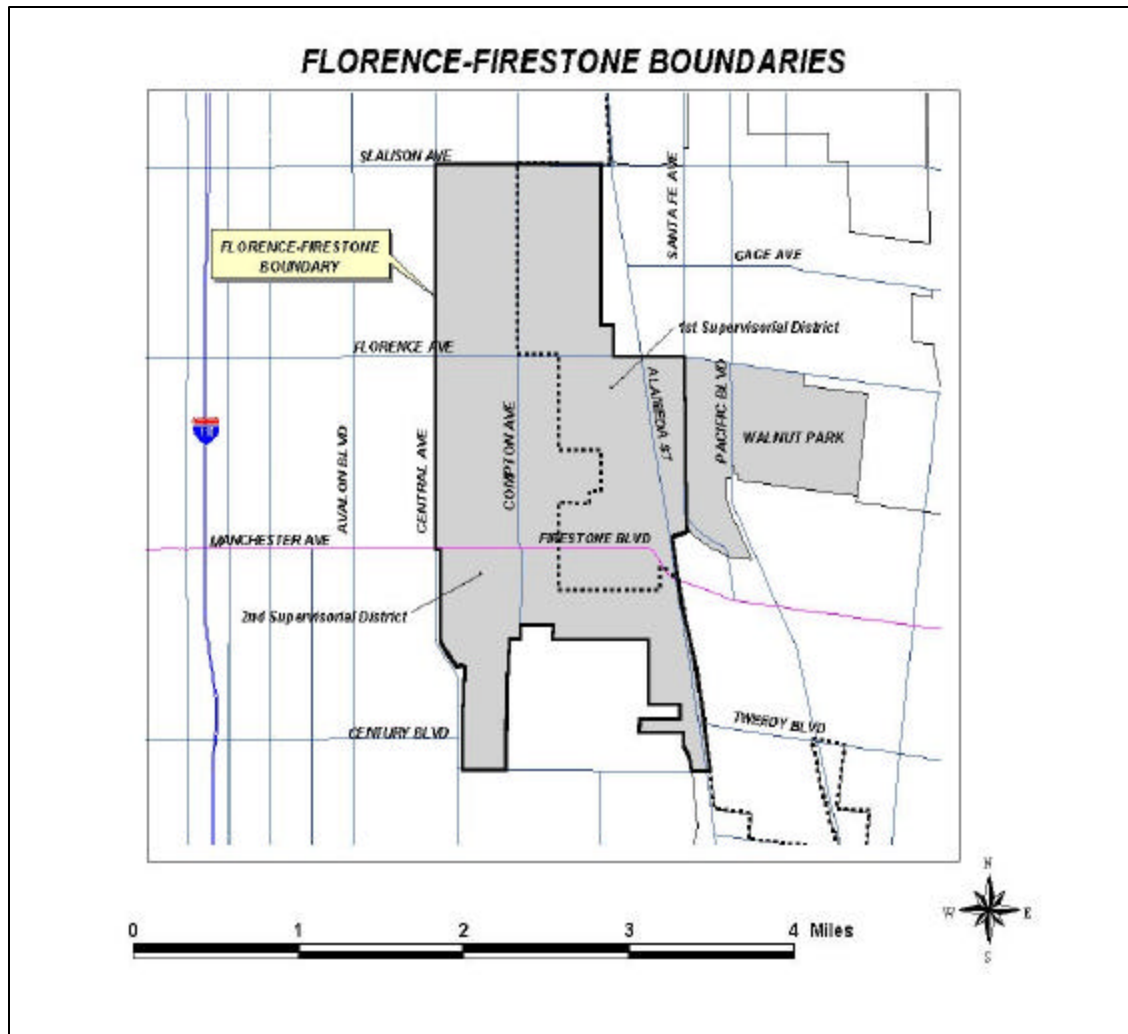


Florence-Firestone is situated between the City of Los Angeles on the north, east, and west, and the cities of Huntington Park, South Gate and Lynwood on the east.



Florence-Firestone is accessible by the 110 Harbor Freeway on the west, the 105 Glenn M. Anderson Freeway and Transit on the south and 10 Santa Monica Freeway on the north. Street accessibility is facilitated by 8 major highways: Slauson, Florence, and Firestone running east-west; and Central, Compton, Alameda, Santa Fe, and Long Beach running north-south.

The community is divided between First and Second Supervisorial Districts. Compton and Graham Avenues are dividing the two districts with First District on the east side and Second District on the west side.



## **B. ELEVATION**

Florence-Firestone is set on a gradual slope from its northern high point of 170 feet to its lowest point of 130 feet on the south.

## **C. GEOLOGIC AND SEISMIC/ FLOOD AND FIRE HAZARDS**

Florence-Firestone is located just north of the Inglewood Fault Zone and within the Hansen Dam debris basin. The ground water is at a depth of 30 feet and there are remnants of a halocene stream channel, alluvial fan, flood plain, and dune deposits fine to medium course grained. Parts of the southwest portion of Florence-Firestone are subject to potential liquefaction.

Many of the areas within Florence-Firestone are considered industrialized areas. There are natural gas transmission and distribution lines running throughout the industrial areas. The southern edge has a major transmission substation and the south and west ends have high voltage transmission lines.

### III. DEMOGRAPHICS

The information in this section is primarily based on two data sources: Census data from 1980 and 1990 and Southern California Association of Governments (SCAG) population projections for Los Angeles County unincorporated areas. SCAG population figures are limited to population, households and employment.

#### A. POPULATION

According to 2000 Census information the total population of Florence-Firestone was 60,197 persons. The 1997 SCAG population projections for this community estimated an increase of 3,053 persons, bringing the total population to 60,200. The following table describes SCAG population projections until the year 2020.

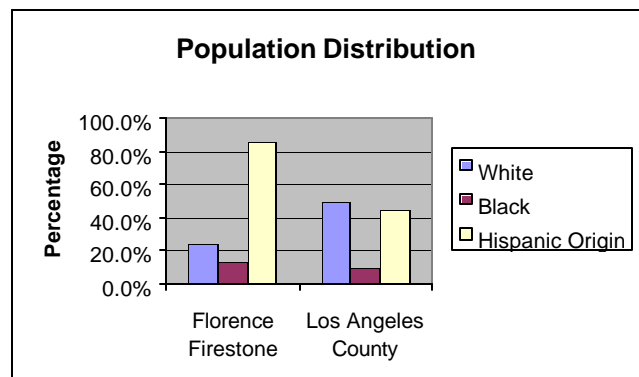
<i>SCAG Population Projections</i>					
1997	2000	2005	2010	2015	2020
60,200	60,762	61,585	62,352	63,421	64,657

It is projected that between the years 2000 and 2010 there will be a 2.5% change in population in Florence-Firestone, an increase of 1,590 persons in 10 years.

A driving force in population growth can be attributed to a major influx of persons of Hispanic origin during the decade of the 1980s. According to the 1970 Census the Hispanic population in Florence-Firestone was 30% of the total and in 1980 the figure rose to 61%. The 1990 Census reflects an even greater presence of persons of Hispanic origin (77%) in the Florence-Firestone community. Countywide figures from the 1990 Census also reflect the dramatic presence of persons of Hispanic origin (38%) throughout Los Angeles County. The 2000 Census reflects a Hispanic population of 86% in the Florence-Firestone community and 44.6% Countywide.

Major racial categories reported in the 2000 Census for Florence-Firestone are:  
White 24% (14,778 persons)  
Black 13% (7,908 persons)  
Hispanic Origin 86% (51,712 persons)

The Countywide racial composition reported in the 2000 Census was:  
White 48.7%  
Black 9.8%  
Hispanic Origin 44.6%

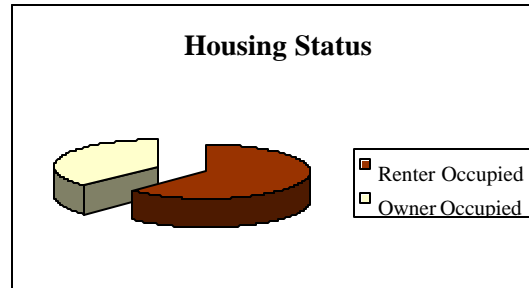


(Source: 2000 Census)

## B. HOUSING

According to the 1990 Census, the number of housing units in Florence-Firestone was 13,488. The overwhelming majority of the housing units 96% were occupied and 4% were vacant. Marginal majority of the housing units were renter occupied (62%), whereas owner occupied units were only 38%. (Source: 1990 Census)

In 1995, Los Angeles County's Department of Regional Planning published population estimates for the County. According to those estimates the number of housing units increased to 13,629, an addition of 141 units in seven years. The ratio of occupied and vacant units remained the same as in 1990.



(Source 1990 Census)

According to the 1970's studies produced by the Department of Regional Planning, 28% of the dwelling units were found to be in need of repair and 8.8% were considered dilapidated. While conducting field studies for this current study it was also found that there was a growing need for repairs and at times rehabilitation of existing housing units.

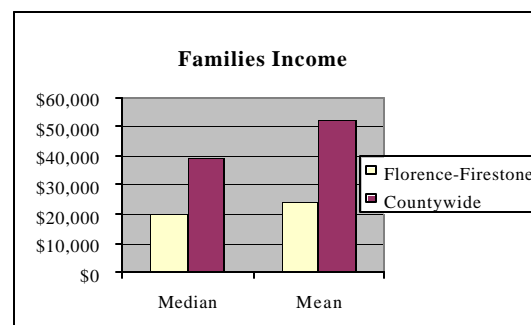
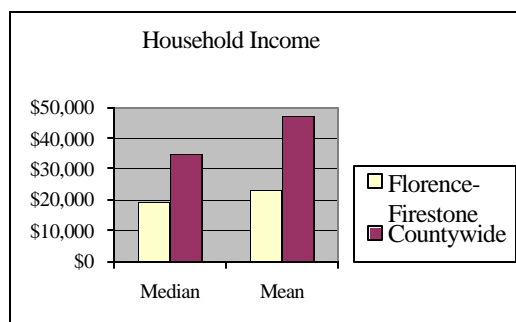
Dwelling units are predominantly single family and the character of the community is a low-density pedestrian neighborhood. The zoning would allow for a much higher density, which is compatible with the growing population and with the established goals of the three Transit Oriented Districts and high transit dependence in the community. However, although the potential for higher density exists and there is a need and demand for it, current services, utilities and resources may not be able to sustain future growth without massive reinvestment in the community.



## C. INCOME

The general population in Florence-Firestone makes a modest income. Household and family income in Florence-Firestone in comparison to Countywide incomes in 1989 was as follows:

	Florence-Firestone		Countywide	
	<i>Households</i>	<i>Families</i>	<i>Households</i>	<i>Families</i>
Median	\$18,901	\$19,769	\$34,965	\$39,035
Mean	\$23,365	\$24,124	\$47,252	\$52,041



These figures show that the population in Florence-Firestone makes far less than the general population in Los Angeles County. For example, the Countywide median household income was \$16,064 more than Florence-Firestone, whereas median family income was \$19,266 more. The Countywide figures are almost double that of Florence-Firestone. There is an overrepresentation of low-skilled and low-paid workforce in Florence-Firestone as compared to the County.

*Note: A household includes all the persons who occupy a housing unit whereas a family consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage or adoption.*  
(Source: 1990 Census)

## D. EMPLOYMENT

According to 1990 Census data, the number of employed persons 16 years and over was 17,715. The majority of persons (87%) worked in private for profit businesses.

<i>Class of Workers</i>						
Private for profit	Private not for profit	Self employed	Local government	State government	Federal government	Unpaid family
14,653	564	669	1,163	293	347	26

SCAG estimated the availability of jobs in Florence-Firestone area from 1997 to 2020. The estimations illustrate that there will be a gradual increase in employment opportunities in the area over the next 20 years. However, with increasing population, it is evident that most of the workforce will have to travel outside the community to find employment.

<i>Employment</i>					
1997	2000	2005	2010	2015	2020
9,054	9,918	11,141	12,645	13,617	14,624

## **E. TRAVEL TIME TO WORK**

According to 1990 Census information, 30% of the population (16,938 persons) in Florence-Firestone were working. The mean travel time to work was estimated at 29 minutes. Fifty-percent of the total work force, (8,650 persons) spent more than 30 minutes traveling to work. The following table describes in detail the number of people and how much time they spend traveling to work.

<i>Travel Time to Work</i>													
Min.	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-59	60-89	90 or more	Work at home
	250	677	1509	2010	2583	1121	4120	432	675	1742	1281	400	138

## IV. LAND USE ANALYSIS

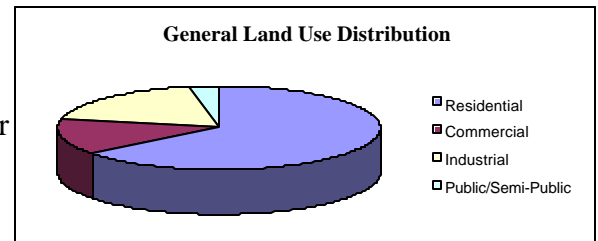
### A. GENERAL PLAN

A Countywide General Plan for Los Angeles County's unincorporated areas was adopted in 1980. A Countywide Land Use Policy Map was also adopted as a part of the General Plan. The Policy Map sets specific land use designations for various parts of the county.

The Land Use Policy Map for Florence-Firestone shows the following land use distribution:

Land Use Designation	Acreage	% Total
Low Density "R" (1 to 6 du/ac)	0.0	0.0%
Low/Medium Density "R" (6 to 12 du/ac)	575.0	25.3%
Medium Density "R" (12 to 22 du/ac)	731.7	32.2%
High Density "R" (22 or more du/ac)	78.0	3.4%
Major Commercial	300.3	13.2%
Major Industrial	400.5	17.6%
Public & Semi-Public Facilities	66.2	2.9%
Open Space	72.0	3.2%
Transportation Corridor	50.4	2.2%
<i>Total</i>	<i>2274.1</i>	<i>100.0%</i>

According to the Land Use Policy Map, 61% of the Florence-Firestone community is designated for residential uses. All interior streets are designated for either low or medium density residential purposes. Major streets surrounding the residential areas are dominated by industrial and commercial designations.



Commercially designated areas are concentrated around the major intersections and strips along Florence Avenue, Compton Avenue and Firestone Boulevard.

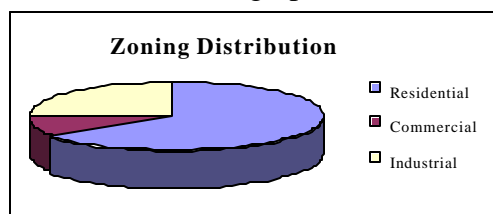
Industrially designated areas are located along Slauson Avenue and immediately south of it, Graham Avenue which runs adjacent to the Blue Line, and the strip along and surrounding the Alameda Corridor.

## B. ZONING

To implement the policies and guidelines of the General Plan, a zoning ordinance is adopted and updated by the County. The zoning ordinance establishes development regulations for use when developing the land. The zoning map designates a specific zone for each parcel of land in the unincorporated County. According to the Florence-Firestone zoning map the zoning designations and corresponding acreages are as follows:

<b>Zoning Designation</b>	<b>Acreage</b>	<b>% Total</b>
R-1 (Single Family Residence)	20.4	0.9%
R-2 (Two Family Residence)	541.7	23.8%
R-3 (Limited Multiple Residence)	806.9	35.5%
R-4 (Unlimited Residence)	83.0	3.7%
A-1 (Light Agriculture)	37.3	1.6%
C-2 (Neighborhood Business)	74.3	3.3%
C-3 (Unlimited Commercial)	176.9	7.8%
C-M (Commercial Manufacturing)	44.8	2.0%
M-1 (Light Manufacturing)	210.8	9.3%
M-1.5 (Restricted Heavy Manufacturing)	1.9	0.1%
M-2 (Heavy Manufacturing)	249.1	11.0%
M-3 (Unclassified)	19.7	0.9%
P-R (Restricted parking)	7.0	0.3%
<i>Total</i>	<i>2273.8</i>	<i>100.0%</i>

Residential zoning dominates in Florence-Firestone making up 63.9% of the total. Approximately 21.2% is zoned for Industrial use and 13% is zoned for Commercial use.



Residential zones are surrounded by strips of commercial and industrial zones along prominent thoroughfares and along the Alameda Corridor. Residential zoning allows a much higher density than surveys of existing land use studies show. An increase in density would require a major reinvestment in the area.

In addition to countywide zoning designations, the subject area has two special zone designations: **Transit Oriented District (TOD)** and **Roseberry Park CSD** (discussed on pages 4-6).

## **C. ZONING AND GENERAL PLAN LAND USE COMPARISON**

This section analyzes the consistency between existing zoning and general plan land use designations. Generally the existing zoning map reflects more industrial and commercial than the general plan land use policy map. These inconsistencies are reflected in the following areas:

- Properties on the north and south side of Florence Ave., between S. Central Ave. and S. Hooper Ave., are zoned M-1 (Light-Manufacturing) and the Land Use Plan designation is C (Major Commercial).
- Vacant property located at 5955 S. Hooper Ave., just north of Gage Ave., between E. 59<sup>th</sup> Place and E. 60<sup>th</sup> St., is zoned M-1-DP (Light-Manufacturing Development Program) and the Land Use Plan designation is 3 (Medium Density Residential).
- Properties on the west side of Compton Ave., between Nadeau St. and 83<sup>rd</sup> St. are zoned M-1 (Light Manufacturing) and the Land Use Plan designation is C (Major Commercial).
- Properties on the north-east corner of S. Hooper and E. 94<sup>th</sup> St. are zoned C-3 (Unlimited Commercial) and the Land Use Plan designation is 3 (Medium Density Residential).
- Property located at 9327 S. Hooper Ave., just south-west of E. 94<sup>th</sup> St. is zoned C-3 (Unlimited Commercial) and the Land Use Plan designation is 3 (Medium Density Residential).
- Properties on the west side of Success Ave., between E. 92<sup>nd</sup> St. and E. 98<sup>th</sup> St. are zoned A-1 (Light Agriculture) and the Land Use Plan designation is 2 (Low-Medium Density Residential).
- Properties within 98<sup>th</sup> St. on the North, Success Ave. on the East, Century Blvd. on the South, and S. Central Ave. on the West are zoned R-1 (Single Family Residential) and the Land Use Plan Designation is 2 (Low-Medium Density Residential).

## **D. EXISTING LAND USE**

A map of existing land use for Florence-Firestone was extracted from a Countywide map created in 1993 by the Southern California Association of Governments (SCAG) using aerial photographs, field surveys, local assessor

information and other sources. This information has been verified through field assessment where inconsistencies in zoning and use, or incompatibility of uses existed.

According to the existing land use map and field analysis the area is overwhelmingly residential. The majority of the housing is single family with pockets of mixed residential uses. There are equal strips of industrial and commercial along major thoroughfares. The existing land uses in Florence-Firestone are generally consistent with the existing zoning designations. However, in many instances zoning would allow for a more intense development of the land, which if instituted may change the character of the community and threaten the distribution of resources.

## **E. PHYSICAL SURVEY**

### ***Residential***

The majority of residential units are single-family homes, however the character of the area is reflective of a mix of residential densities. Higher density buildings are most often located at or close to street intersections. Most of the units are aged and in need of repair or rehabilitation. Residential properties are small and there is evidence of overcrowding, due in part to conversion of garages into living quarters and the high number of persons per household, 4.41, compared to 2.98 countywide (1990 Census). Generally, the higher density properties lack landscaping and are in greater need of aesthetic maintenance and structural repair.

### ***Commercial***

The commercial areas are a mix of restaurants, automobile oriented shops and other retail and office uses. The commercial areas are economically viable, however the physical condition and appearance reflects the need for repair and reinvestment. Commercial businesses are located along major streets and are well patronized. There are some vacant buildings and sites that offer potential for further commercial growth and development.

### ***Industrial***

The industrial area is primarily clustered along the boundaries of the area on the major thoroughfares of Slauson Avenue, Central Avenue, Wilmington Avenue and the Alameda Corridor. Uses range from outside storage to manufacturing and warehouses to auto related uses with structures and sites being in generally fair condition. The industrial areas are not maintained and do not comply with current development standards and are in need of reinvestment. There are many vacant lots and structures that would allow for new investments and developments.

## V. INFRASTRUCTURE

### A. SCHOOLS

The following schools are located within the Florence-Firestone community.  
Enrollment figures reflect actual\* and resident\*\* numbers for the year 2000-2001:

Florence Avenue (Elementary)  
7211 Bell Ave.  
Los Angeles, CA 90001  
Total Actual Enrollment: 1167  
Total Resident Enrollment: 1088

Parmelee Avenue School (Elementary)  
1338 East 76<sup>th</sup> Place  
Los Angeles, CA 90001  
Total Actual Enrollment: 1521  
Total Resident Enrollment: 1534

Graham School (Elementary)  
8407 South Fir Avenue  
Los Angeles, CA 90001  
Total Actual Enrollment: 1226  
Total Resident Enrollment: 1098

Russell School (Elementary)  
1263 East Firestone Boulevard  
Los Angeles, CA 90001  
Total Actual Enrollment: 1252  
Total Resident Enrollment: 1295

Lillian Street School (Elementary)  
5909 Lillian Street  
Los Angeles, CA 90001  
Total Actual Enrollment: 695  
Total Resident Enrollment: 662

Charles Drew Middle School  
8511 Compton Avenue  
Los Angeles, CA 90001  
Total Actual Enrollment: 2274  
Total Resident Enrollment: 2464

Miramonte School (Elementary)  
1400 East 68<sup>th</sup> Street  
Los Angeles, CA 90001  
Total Actual Enrollment: 2151  
Total Resident Enrollment: 2093

Thomas A. Edison Middle School  
6500 Hooper Avenue  
Los Angeles, CA 90001  
Total Actual Enrollment: 2339  
Total Resident Enrollment: 2076

St. Malachys Catholic School  
1200 E. 81<sup>st</sup> Street  
Los Angeles, CA 90001  
Total Enrollment: 245

St. Aloysius Catholic School  
2023 E. Nadeau Avenue  
Los Angeles, CA 90001  
Total Enrollment: 271

\*Total Actual Enrollment numbers are those students who are present and seated at the school in the fall.

\*\*Total Resident Enrollment numbers are strictly L.A. Unified grade level appropriate students (K-5, 6-8, or 9-12) who live in the school attendance area but may or may not attend the school (student attends private, magnet or other L.A. Unified School).

The following schools are located outside of the Florence-Firestone community, but serve the area. Enrollment figures reflect actual\* and resident\*\* numbers for the year 2000-2001:

Henry T. Gage Middle School  
2880 E. Gage Ave.  
Huntington Park, CA 90255  
Total Actual Enrollment: 3518  
Total Resident Enrollment: 3538

Hooper Avenue School (Elementary)  
1225 E. 52<sup>nd</sup> St.  
Los Angeles, CA 90011  
Total Actual Enrollment: 1925  
Total Resident Enrollment: 1991

L.A. Academy Middle School  
644 E. 56<sup>th</sup> St.  
Los Angeles, CA 90011  
Total Actual Enrollment: 2737  
Total Resident Enrollment: 2729

Liberty Boulevard School (Elementary)  
2728 Liberty Blvd.  
South Gate, CA 90280  
Total Actual Enrollment: 1380  
Total Resident Enrollment: 1368

Edwin Markham Intermediate School  
1650 E. 104<sup>th</sup> St.  
Los Angeles, CA 90002  
Total Actual Enrollment: 1662  
Total Resident Enrollment: 1724

Ninety Second Street Elementary  
9211 Grape  
Los Angeles, CA 90002  
Total Actual Enrollment: 1008  
Total Resident Enrollment: 1023

John C. Fremont High School  
7676 S. San Pedro St.  
Los Angeles, CA 90003  
Total Actual Enrollment: 4436  
Total Resident Enrollment: 5246

Ninety Sixth Street Elementary  
1477 E. 96<sup>th</sup> St.  
Los Angeles, CA 90002  
Total Actual Enrollment: 948  
Total Resident Enrollment: 957

Huntington Park High School  
6020 Miles Ave.  
Huntington Park, CA 90255  
Total Actual Enrollment: 4370  
Total Resident Enrollment: 4306

Walnut Park School (Elementary)  
2642 E. Olive St.  
Huntington Park, CA 90255  
Total Actual Enrollment: 1402  
Total Resident Enrollment: 1411

David S. Jordan High School  
2265 E. 103<sup>rd</sup> St.  
Los Angeles, CA 0531  
Total Actual Enrollment: 2070  
Total Resident Enrollment: 2203

Weigand Avenue School (Elementary)  
10401 Weigand Ave.  
Los Angeles, CA 90002  
Total Actual Enrollment: 512  
Total Resident Enrollment: 511

\*Total Actual Enrollment numbers are those students who are present and seated at the school in the fall.

\*\*Total Resident Enrollment numbers are strictly L.A. Unified grade level appropriate students (K-5, 6-8, or 9-12) who live in the school attendance area but may or may not attend the school (student attends private, magnet or other L.A. Unified School).



## **B. PARKS**

### *Will Rogers Memorial Park*

There are three parks in the Florence-Firestone area. The largest is Will Rogers Memorial Park located at the southern edge of the community, north of 103<sup>rd</sup> Street and east of Central Avenue. It is 27 acres in area and has one lighted baseball diamond, one multi purpose field and four tennis courts.

### *Franklin D. Roosevelt Park*

Franklin D. Roosevelt Park is located at 7600 Graham Avenue, north of Nadeau Street. It is 24.6 acres in size and comprises of one lighted baseball diamond, a multi purpose field and two lighted tennis courts. It also has a gymnasium and multipurpose Community Senior Center with a field office for the First District.

### *Bethune Park*

The third park in Florence-Firestone area is Bethune Park. It is located at 1244 East 61<sup>st</sup> Street. The park is only 5.3 acres in size. It has a multi purpose field and two tennis courts, which are lighted.

## **C. FIRE PROTECTION**

The Florence/Firestone area has one L.A. County fire station, Station 16, located at 8010 Compton Avenue. This station has a three person engine company, a four person engine company and a paramedic squad for a total staffing of nine. Other L.A. County stations which may respond to, and are within roughly one mile of the unincorporated Florence/Firestone area are: Station 164 at 6301 Santa Fe Avenue in Huntington Park, staffed with a four-person paramedic engine company; Station 147 located at 3161 Imperial Highway in Lynwood, staffed with a four person quint (a ladder engine) and a two person paramedic squad; Station 165 at 3255 Saturn Avenue in Huntington Park, staffed with a four person engine company.

A special hazard in this area is the Metro Rail Blue Line light rail running north-south across the community. County firefighters receive special training for emergency incidents involving the Metro Rail system.

The current fire protection for this community appears to be adequate for the existing development and land use. There are no plans for future expansion of services in this area.

*SOURCE: L.A. County Fire Department, Planning Section*

## **D. HEALTH SERVICES**

There are no hospitals located within the boundaries of Florence-Firestone. Two hospitals are located within one mile of Florence-Firestone:

1. Community Hospital of Huntington Park, 2623 E. Slauson Avenue
2. Mission Hospital of Huntington Park, 3111 E. Florence Avenue

The licensed Primary and Specialty Care Clinics located within one mile of the community are:

1. Central City Community Health Center, 5970 S. Central Avenue
2. Watts/Jordan School-Based Health Clinic, 2265 E. 103<sup>rd</sup> Street
3. New Watts Health Center, 10300 S. Compton Avenue
4. Southern California Surgery Center, 7305 Pacific Blvd.

To provide primary medical care to the medically indigent population, there are seven private health centers within one mile of the Florence-Firestone area. These Public/Private Partnership (PPP) centers are operated under contract with the L.A. County Department of Health Services. They are:

1. California Detoxification Programs BAART/CDP, 4920 Avalon Blvd.
2. Central City Community Health Center, 5970 S. Central Avenue
3. Florence/Firestone Health Center, 8019 Compton Avenue (located within the boundaries of the Florence-Firestone community)
4. Hubert H. Humphrey Comprehensive Health Center, 5850 S. Main Street
5. San Antonio Health Center, 6538 Miles Avenue
6. South Health Center, 1522 East 102<sup>nd</sup> Street
7. Watts Health Foundation, 10300 S. Compton Avenue

*SOURCE: County of Los Angeles, Department of Health Services*

## **E. STORM DRAINAGE**

The Florence/Firestone Community is designated as an “area of minimal flooding” by the Federal Emergency Management Agency. The L.A. County Department of Public Works records indicate that there have been a total of 27 complaints in this area. Public Works has also identified 7 unmet drainage needs in the Florence/Firestone area to be studied in the future. (An unmet drainage need is an area of localized flooding requiring a study to identify feasible alternatives to reduce, contain, and/or eliminate the flood hazard).

*SOURCE: L.A. County Department of Public Works*

## F. LIBRARIES

Florence-Firestone currently has two libraries:

Florence Library  
1610 E. Florence Ave.  
Los Angeles, CA 90001  
(323) 581-8028

Hours of Operation:

Sunday & Monday

*Closed*

Tuesday & Wednesday  
*11:00 a.m.-8:00 p.m.*

Thursday  
*10:00 a.m. – 6:00 p.m.*

Friday & Saturday  
*10:00 a.m. – 5:00 p.m.*

Size: 5,124 sq. ft

Graham Library  
1900 E. Firestone Boulevard  
Los Angeles, CA 90001  
(323) 582-2903

Hours of Operation:

Sunday & Monday

*Closed*

Tuesday  
*10:00 a.m. – 8:00 p.m.*

Wednesday & Thursday  
*10:00 a.m. – 6:00 p.m.*

Friday & Saturday  
*10:00 a.m. – 5:00 p.m.*

Size: 5,125 sq. ft.

Taking into consideration SCAG's population projections for the year 2020, the area will need an additional 2,071 square feet of library space.

## **VI. ISSUES ANALYSIS**

A survey of the community has revealed the following issues:

### General

- Graffiti is prevalent throughout the neighborhood
- Accumulation of litter
- Landscaping is inconsistent or non-existent
- Billboards are a nuisance
- Bus bench advertisement is a nuisance
- Building heights have the potential to become out of character with existing neighborhood
- Vacant lots are a visual blight due to overgrown weeds, trash & debris

### Residential

- Small lots and higher density
- Many zoning violations e.g. inoperable vehicles parked in front yards, garages converted for living quarters, operating businesses from home or on street.
- Minimal buffering from industrial and commercial uses
- Inconsistent fencing and building heights
- Incompatible land uses near schools
- Inappropriate zoning along Lou Dillon and Croesus streets (half industrial and half residential)
- Landscaping is inconsistent or non-existent

### Commercial

- Inappropriate zoning pattern (one street with two/three zones throughout, too heavy in urban setting or in close proximity to sensitive land uses)
- Businesses doing well yet need more pedestrian-oriented amenities such as: trash receptacles, decorative crosswalks, streetscaping and facade improvements
- Most of the commercial uses comprise of small scale restaurants and shops
- Excessive signage – colors, designs and inconsistent sizes
- Inconsistent fencing and building heights
- Graffiti and lack of general property maintenance is a major problem
- Many auto body shops give commercial areas a run down look and not often large enough to accommodate the required area for activity and parking

### Industrial

- Industrial uses are located in close proximity to residential without any buffer (especially along and surrounding Graham, 59<sup>th</sup>, Croesus, Lou Dillon, Nadeau)
- Diesel trucks create conflict on small residential streets (turns, parking, traffic)
- Outside storage stacked up more than fence height
- Inconsistent fencing and building heights
- Odors and air pollution
- Incompatible zoning in urban setting (M-3 or M-2/M-1 near sensitive uses)
- Some industrial lots are too shallow or small to accommodate adequate development.

**ORDINANCE NO.** \_\_\_\_\_

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to delete the Roseberry Park Community Standards District, to establish the Florence-Firestone Community Standards District, and to incorporate the provisions of the former Community Standards District into the latter Community Standards District as the Roseberry Park Area-Specific Development Standards.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.44.110 is hereby amended to read as follows:

**22.44.110 List of districts.** The following community standards districts are added by reference, together with all maps and provisions pertaining thereto:

<b>District Number</b>	<b>District Name</b>	<b>Ordinance of Adoption</b>	<b>Date Of Adoption</b>
20	Roseberry Park	2000-0017	4-25-2000
<u>28</u>	<u>Florence-Firestone</u>	_____	

**SECTION 2.** Section 22.44.129 is hereby deleted in its entirety.

**SECTION 3.** Section 22.44.138 is hereby added to read as follows:

**22.44.136 Florence-Firestone Community Standards District**

A. Purpose. The Florence-Firestone Community Standards District ("CSD") is established to improve the appearance of the community and promote the maintenance of structures and surrounding properties. The CSD also establishes standards to improve the compatibility between residential uses and neighboring industrial uses. A development standard in this CSD shall be superseded by a contrary

development standard regulating the same matter in Part 8 of Chapter 22.44 related to a Transit Oriented District.

B. Description Boundary. The boundaries of the district are shown on the map following this section.

C. Community-wide Development Standards.

1. Graffiti. All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a zoning enforcement officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.

2. Maintenance. Any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

3. Material Colors. Black or other like dark color shall not be used as the primary or base-building color for any wall or structure.

D. Zone-specific Development Standards.

1. Zone R-2.

a. Front Yard Landscaping. For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.

b. Front and corner side yard fences. Notwithstanding subsections A and B of Section 22.48.160, a front or side yard fence may exceed 3.5 feet in height provided:

- i. The portions of the fence above 3.5 feet are built so as not to completely obstruct the public's view;
  - ii. If the fence is chain link or wrought-iron, the fence may not exceed 4 feet in height unless a site plan is submitted. In that instance, the director may approve up to an additional 2 feet in height for a wrought iron fence under a site plan review pursuant to Section 22.56.1690, and, for a corner side yard fence, the director may impose such conditions on the fence design as are appropriate to assure adequate site distance for traffic at the respective intersection; and
  - iii. A corner side yard fence that is no less than 5 feet from a public street shall have a maximum height of 6 feet.
2. Zone R-3. The standards prescribed for Zone R-2 shall apply to Zone R-3.
  3. Zone R-4. The standards prescribed for Zone R-2 shall apply to Zone R-4. In addition, a building or structure in Zone R-4 shall not exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.
  4. Zone C-2.
    - a. Façades. At least 30 percent of the building façade with street frontage above the first story shall consist of a material or design different from the rest of the building façade. Examples of such material or design include recessed windows, balconies, offset planes, or similar architectural accents. Long unbroken façades are prohibited.
    - b. Loading/Unloading Docks. Loading and unloading docks shall be designed so as to minimize their impact on abutting residentially-zoned parcels.

c. Business Signs. Except as herein modified, all business signs shall conform to Part 10 of Chapter 22.52.

i. Roof business signs and signs painted directly on buildings shall be prohibited.

ii. Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a zoning enforcement officer.

iii. Number and design of signs. All businesses shall be permitted a maximum of 1 wall business sign, projecting business sign or awning sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted 1 additional of these type of business signs for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted 1 of these type of business signs for each street frontage. These type of business signs shall also be subject to the following standards:

(1) Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall and shall extend from the wall a maximum of 12 inches. Wall business signs shall have the following maximum attributes:

(a) A face area of 2 square feet for every linear foot of the applicable building frontage;

(b) Letter sizes of 24 inches in height; and;

(c) A vertical dimension of 36 inches for the frame box.



(2) Awning business signs.

(a) Awning signs shall have the same face area restriction as that for wall business signs in subsection D.4.b.iii.(A).(i).

(b) Every awning for the same business shall be the same color and style; and

(c) Every awning in a building with multiple storefronts shall be complimentary in color and style.

iv. Freestanding Business Signs. Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:

(1) A solid base resting directly on the ground;

(2) A maximum face area of 60 square feet; and

(3) A maximum height of 15 feet measured vertically from the ground level at the base of the sign.

v. Applicability. The sign regulations herein shall not affect existing signs which were legally established prior to the effective date of this CSD.

d. Residential and Mixed Residential/Commercial Uses.

Residential and mixed residential/commercial uses in Zone C-2 shall require a director's review and approval pursuant to Part 12 of Chapter 22.56 and shall be subject to the following development standards:

i. Dwelling unit density. The density for the residential use shall not exceed 30 dwelling units per net acre.

ii. Yard requirements. Residential uses shall comply with the yard requirements in Section 22.20.320.

iii. Parking. The parking requirements in Part 11 of Chapter 22.52 shall apply to the residential uses in Zone C-2 except that any such requirement regulating the number of parking spaces may be reduced by 25 percent for new construction or changes of use. To distinguish between residential and commercial parking, there shall be a posting, pavement marking or physical separation between the spaces.

iv. Height. All residential structures shall have a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas.

v. Except for single-story structures, residential and commercial uses that are located on the same floor shall not have a common entrance hallway or balcony.

vi. Any common wall between a residential and commercial use shall be constructed in accordance with building code requirements to minimize noise and vibration between the uses.

vii. The hours of operation for commercial uses shall be no longer than 7:00 a.m. to 10:00 p.m. daily.

5. Zone C-3. The standards prescribed for Zone C-2 shall apply to Zone C-3 except as follows:

a. Height. All structures shall have a maximum height of 45 feet above grade, except residential and mixed residential/commercial structures, which shall have a maximum height of 50 feet above grade. These height limits exclude chimneys and rooftop antennas;

b. Dwelling unit density. The density for residential uses shall not exceed 50 dwelling units per net acre.

6. Zone C-M.

a. Buffers. Properties that adjoin a residential zone or sensitive use such as a school, park, playground, child care center, senior citizen center, church or temple shall have a minimum 5-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

b. Setbacks. All new buildings that face a residential zone or sensitive use as described in subsection D.5.6.a shall have a minimum setback of 10 feet from the front property line. The setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained in the manner provided in subsection D.5.6.a.

c. Facades. For properties that adjoin or face a residential zone or sensitive use as described in subsection D.5.6.a, at least 25 percent of the building façade with street frontage above the first story shall consist of a material or design different from the rest of the building façade. Examples of such material or design include recessed windows, balconies, offset planes, or similar architectural accents. Long unbroken facades are prohibited.

d. Lot Coverage. All new structures shall have a maximum 70 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner

provided in subsection D.5.6.a. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.

e. Height. Excluding chimneys and rooftop antennas, all new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a residential zone.

f. Loading Docks. No loading dock shall be permitted along a property line that adjoins a residential zone.

g. Truck Access. Industrial properties with multiple street frontages shall permit truck access only from the street furthest from adjacent or nearby residential zones.

h. Outside Storage. In addition to the requirements of subsection D of Section 22.28.270, outside storage shall not be publicly visible to anyone in an adjoining residential zone.

i. Signs. The standards prescribed for Zone C-2 for signs shall apply to Zone C-M.

j. Uses Subject to Permits. In addition to the uses specified in Section 22.28.260, and notwithstanding any contrary provision in Sections 22.28.230, 22.28.240 or 22.28.250, the following uses shall require a conditional use permit in Zone C-M:

i. Services.

-- Boat Rentals.

-- Electric distribution substations, including microwave facilities, subject to the standards described for this use in Section 22.28.230.

- Laboratories, research and testing.
- Laundry plants, wholesale.
- Medical laboratories.
- Tool rentals, including rototillers, power mowers,

sanders, and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.

ii. Recreation and Amusement.

-- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six month period.

-- Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.

iii. Industrial Uses.

(1) The industrial uses in this subsection are allowed with a conditional use permit only if all activities associated with the use are conducted within an enclosed building.

(2) Assembly and manufacture from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters:

- Aluminum products.
- Metal plating.

- Plastic products.

- Shell products.

- Stone products.

iv. Prohibited Uses. The following uses shall be prohibited in the C-M Zone:

- Sewage treatment plants.

- Explosive storage.

7. Zone M-1. The standards prescribed for Zone C-M in subsections D.6.a through D.6.h shall apply to Zone M-1. In addition, the following standards shall apply:

a. Fences or Walls. Properties that adjoin a residential zone or sensitive use as described in subsection D.5.6.a shall have a minimum 8-foot high solid wall or solid fence along the common property line in compliance with Section 22.52.610 of this code.

b. Outdoor Businesses. All principal business uses conducted outside an enclosed structure within 250 feet of a residential zone or sensitive use as described in subsection D.5.6.a, except parking, shall require a conditional use permit.

c. Minimum Lot Size. Except for lots legally created prior to the effective date of this CSD, the minimum lot size shall be 8,000 square feet.

d. Uses Subject to Permits. In addition to the uses specified in Section 22.32.070 of this code, and notwithstanding any contrary provision in Sections 22.32.040, 22.32.050, or 22.32.070, the following uses shall require a conditional use permit in Zone M-1:

-- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.

-- Agricultural contractor equipment, sale or rental or both.

-- Animal experimentation research institute.

-- Automobile body and fender repair shops, if all operations are conducted inside of a building.

-- Automobile painting and upholstery

-- Batteries, the manufacture and rebuilding of batteries.

-- Bottling plant.

-- Building materials, storage of.

-- Carnivals, commercial or otherwise.

-- Cellophane; the manufacture of cellophane products.

-- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal control.

-- Cold-storage plants.

-- Concrete batching, providing that the mixer is limited to one cubic yard capacity.

-- Contractor's equipment yards, including farm equipment and all equipment used in building trades.

-- Dairy products depots and manufacture of dairy products.

-- Distributing plants.

- Electrical transformer substations.
- Engraving; machine metal engraving.
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
- Ferris wheels.
- Fruit packing plants.
- Fumigating contractors.
- Granite, the grinding, cutting, and dressing of granite.
- Heating equipment, the manufacture of.
- Horn products, the manufacture of.
- Ice, the manufacture, distribution, and storage of.
- Ink, the manufacture of.
- Iron, ornamental iron works, but not including a foundry.
- Laboratories for testing experimental motion picture film.
- Lumberyards, except the storage of boxes or crates.
- Machine shops.
- Machinery storage yards.
- Marble, the grinding, cutting, and dressing of.
- Metals:
  - Manufacturing of products of precious metals;
  - Manufacturing of metal, steel and brass stamps, including hand and machine engraving;
  - Metal fabricating;
  - Metal spinning;



Metal storage;

Metal working shops;

Plating and finishing of metals, provided no perchloric acid is used.

-- Nightclubs.

-- Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.

-- Outdoor skating rings and outdoor dance pavilions.

-- Outside storage.

-- Paint mixing, except the mixing of lacquers and synthetic enamels.

-- Plaster, the storage of.

-- Rubber; the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.

-- Rug cleaning plant.

-- Sheet metal shops.

-- Shell products, the manufacture of.

-- Shooting gallery.

-- Starch; the mixing and bottling of starch.

-- Stone, marble and granite, and grinding, dressing and cutting of.

-- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building.

-- Stove polish, the manufacture of.

- Tire yards and retreading facilities.
- Truck; the parking, storage, rental, and repair of.
- Ventilating ducts, the manufacture of.
- Welding.

e. Prohibited Uses. In addition to the uses specified in subsection A of Section 22.32.040 of this code, the following uses shall be prohibited in Zone M-1:

- Boat building.
- Breweries.
- Bus storage.
- Cannery, except meat or fish.
- Car barns for buses and streetcars.
- Casein; the manufacture of casein products, except glue.
- Cesspool pumping, cleaning and draining.
- Dextrine, manufacture of.
- Draying yards or terminals.
- Engines; the manufacture of internal combustion or steam engines.
- Explosives storage.
- Fox farms.
- Fuel yard.
- Incinerators, the manufacture of.
- Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time.

- Machinery; the repair of farm machinery.
  - Marine oil service stations.
  - Moving van storage or operating yards.
  - Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
  - Presses; hydraulic presses for the molding of plastics.
  - Produce yards or terminals.
  - Refrigeration plants.
  - Sand; the washing of sand to be used in sandblasting.
  - Slaughterhouses with wholesale or retail sale of meat or meat products.
  - Sodium glutamate, the manufacture of.
  - Valves; the storage and repair of oil well valves.
  - Wood yards.
  - Yarn; the dying of yarn and manufacture of yarn products.
8. Zone M-1½. The standards prescribed for Zone C-M in subsections D.6.a through D.6.h, and the standards prescribed for Zone M-1 in subsections D.7.b through D.7.e, shall apply to Zone M-1.
9. Zone M-2 . The standards prescribed for Zone C-M in subsections D.6.a, D.6.f, and D.6.g, and the standards prescribed for Zone M-1 in subsection D.7.b, shall apply to Zone M-2. In addition, the following standards shall apply in Zone M-2:
- a. Minimum Lot Size. Except for lots legally created prior to the effective date of this CSD, the minimum lot size shall be 15,000 square feet.

b. Prohibited Uses. Waste disposal facilities and yards for automobile dismantling, junk and salvage, and scrap metal processing shall not be permitted on properties that adjoin a residential zone or sensitive use as described in subsection D.5.6.

E. Area-specific Development Standards.

1. Area 1 -- Florence Avenue.

a. Purpose. This area is established to facilitate the development of Florence Avenue as a pedestrian corridor, improve the appearance of existing and proposed structures and signs, and encourage new business growth.

b. Area Description. This area extends from Central Avenue to Compton Avenue and from Wilmington Avenue to Alameda Street. The boundaries of the area are shown on the map following this section.

c. Development Standards.

i. Signs. Outdoor advertising signs are prohibited.

ii. Fences and Security Shutters.

(1) Chain link, barbed and concertina wire fences are prohibited.

(2) Outdoor roll-up security shutters shall be concealed to the greatest extent possible and shall not completely obstruct the public's view. Solid security shutters are prohibited.

(3) Folding, open accordion grilles may be installed on the inside or outside of the building.

iii. Air-Conditioning Units. Air-conditioning units on a building shall be located so as to avoid obstructing the architectural design of the

building. These units shall also be screened or enclosed with landscaping or an awning.

iv. Pedestrian Character.

(1) All structures must have at least one entrance on Florence Avenue.

(2) At least 50 percent of a building's ground floor facing Florence Avenue shall be entrances or shop windows.

(3) To the extent the building's façade at the street level consists of windows or doors with glass, the glass shall be clear or lightly tinted. No more than 20 percent of the building façade shall consist of mirrored or densely tinted glass.

v. Parking. Except as herein modified, parking in this area shall comply with all applicable provisions of Part 11, Chapter 22.52.

(1) The required parking for new or existing retail or office uses, or for restaurants with less than 1,000 square feet of gross floor area, shall be one space for every 400 square feet of gross floor area; and

(2) Except for fully subterranean parking structures, parking shall be at the rear of commercial structures and not be visible from Florence Avenue.

d. Zone-Specific Use Standards.

i. Zone C-2. In addition to the uses specified in Section 22.28.160 of this code, and notwithstanding any contrary provision in Sections 22.28.130, 22.28.140, or 22.28.150, the following uses shall require a conditional use permit in Zone C-2:

- Air-pollution sampling stations.

- Automobile service stations, including incidental repair, washing, and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090.

- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

ii. Zone C-3. In addition to the uses specified in Section 22.28.210 of this code, the following uses shall require a conditional use permit in Zone C-3:

(1) Sales.

- Automobile sales, sale of new and used motor vehicles, and including incidental repair and washing subject to the provisions of subsection B of Section 22.28.090.

- Motorcycle, motorscooter, and trail bike sales.

- Pawnshops.

- Trailer sales, box and utility.

(2) Services.

- Air-pollution sampling stations.

- Automobile battery service, provided all repair activities are conducted within an enclosed building only.

- Automobile brake repair shops, provided all repair activities are conducted with an enclosed building only.

- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only.
- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only.
- Automobile repair garages, provided all repair activities are conducted within an enclosed building only.
- Automobile service stations, including incidental repair, washing, and rental of utility trailers subject to the provision of subsection B of Section 22.28.090.
- Car washes, automatic, coin-operated and hand wash.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Drive-through facilities.
- Furniture and household transfer and storage.
- Truck rentals.

2. Area 2 – Roseberry Park.

- a. Purpose. This area is established to improve the compatibility between industrial and commercial uses in this unique community and to improve its appearance with specific development standards.

b. Area Description. The boundaries of the area are shown on the map following this section, and in general are Florence Avenue on the north, Santa Fe Avenue on the east, Nadeau Street on the south and Alameda Street on the west.

c. Zone-specific Development Standards.

i. Zone C-3. A building or structure in Zone C-3 shall not exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.

ii. Zone M-1.

(1) Main Entrance. Any property that has a dual frontage along Roseberry Avenue and Alameda Street shall have its main entrance on Alameda Street.

(2) Lot Coverage. All new structures shall have a maximum 60 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in subsection D.5.6.a. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.

(3) Height. A building or structure in Zone M-1 shall not exceed a height of 50 feet above grade, excluding chimneys and rooftop antennas.

(4) Lights. Parking lot lights, if any, shall be installed to minimize glare and illumination on neighboring residences.

(5) Sound equipment. Sound amplification equipment shall be prohibited outside an enclosed building or structure.

F. Minor Variations.



1. The director may permit minor variations from the zone-specific development standards specified in subsections D.4.a, D.4.b.iii, D.4.b.iv, D.6.a through D.6.f, D.7.a, D.7.c, D.9.a, E.2.c.iii.(a), and E.2.c.iii.(b) where an applicant's request for a minor variation demonstrates to the satisfaction of the director all of the following:

- a. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the CSD;
- b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Florence-Firestone area;
- c. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of the CSD; and
- d. That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to subsection F.3 below. Protests received from both the owner and occupant of the same property shall be considered one protest for the purposes of this subsection.

2. The procedure for filing a request for a minor variation shall be the same as that for director's review except that the applicant shall also submit:

- a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;
- b. Two sets of mailing labels for the above-stated owners;

c. A map drawn to a scale specified by the director indicating where all such ownerships are located; and

d. A filing fee, as set forth in Section 22.60.100 of this code, equal to that required for a site plan review for commercial and industrial projects over 20,000 square feet in size.

3. Not less than 20 days prior to the date an action is taken, the director shall send notice to the above-stated owners, using the mailing labels supplied by the applicant, indicating that any individual opposed to the granting of such minor variation may express such opposition by written protest to the director within 15 days after receipt of such notice.

G. Nonconforming residential uses in Zones C-M and M-1. Nonconforming residential uses in Zones C-M and M-1 shall be exempt from the following:

1. The termination periods set forth in Section 22.56.1540 as long as the residential use continues; and

2. The provisions in subsection G of Section 22.56.1510.

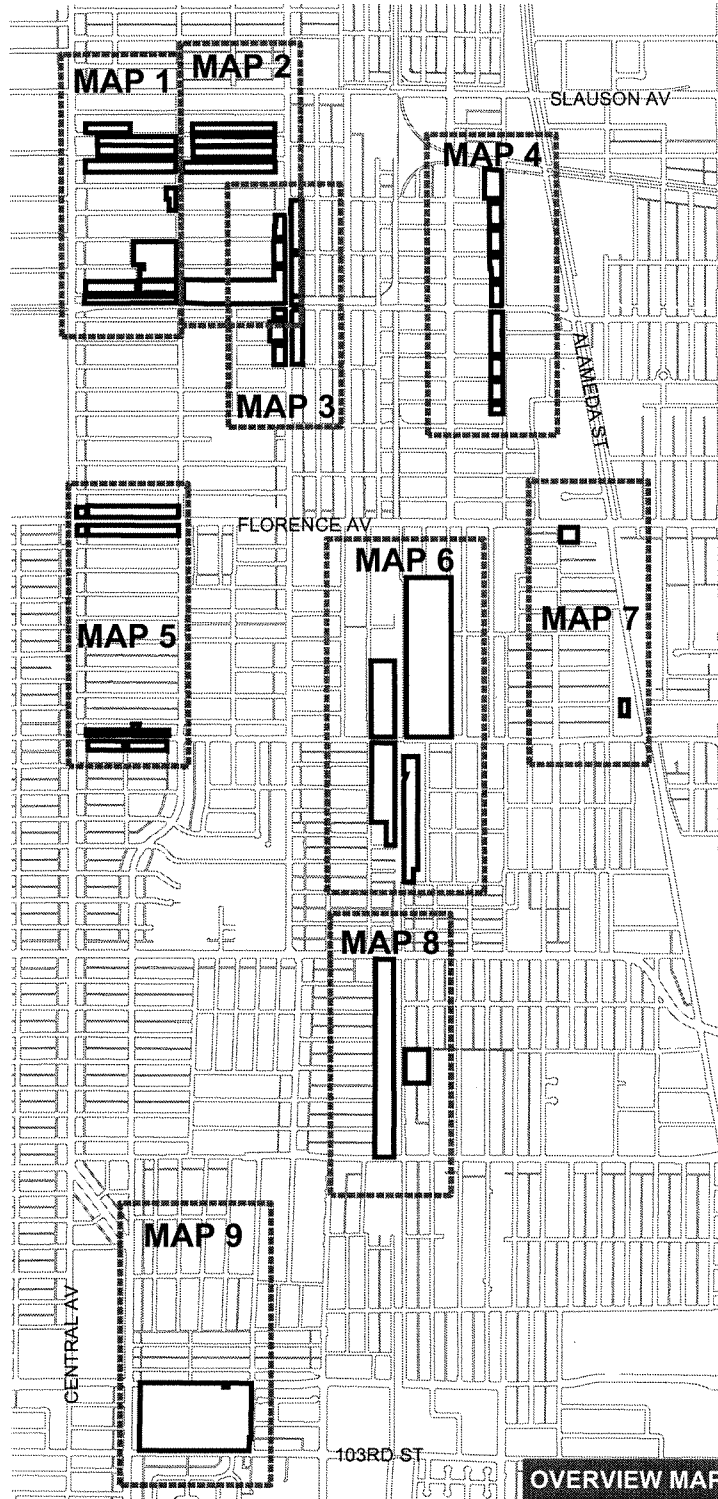
CHANGE OF PRECISE PLAN  
FLORENCE - FIRESTONE AREA

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

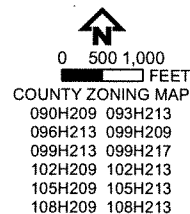
ZONING CASE: **ZC 02-085 (1 & 2)**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:  
PORTION OF SECTION 21 T02S R13W &  
PORTION OF SECTION 22 T02S R13W &  
PORTION OF SECTION 28 T02S R13W &  
PORTION OF SECTION 27 T02S R13W

DIGITAL DESCRIPTION:  
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THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

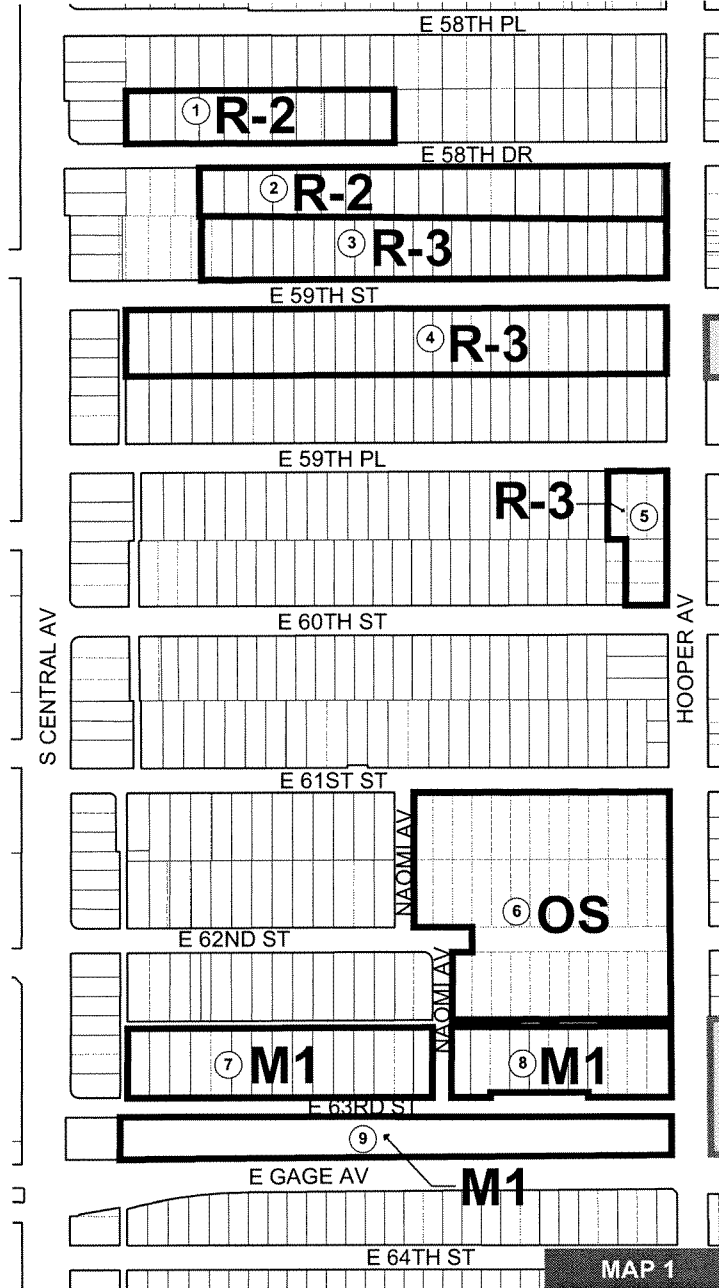
CHANGE OF PRECISE PLAN  
COMPTON-FLORENCE ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

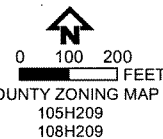
ZONING CASE: **ZC 02-085 (1 & 2)**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:  
PORTION OF W 1/2 OF NW 1/4 OF  
SECTION 21 T02S R13W

- ① LOT 6 TO 16 OF SCHERER AND GILBREATH'S  
WHITMORE PARK, MB 15-61
- ② LOT 6 TO 25 OF TRACT 5449, MB 59-93
- ③ EASTERLY 21 FEET OF LOT 16 & 17 TO 39 OF TRACT 5449, MB 59-93
- ④ LOT 40 TO 66 OF TRACT 5449 MB 59-93
- ⑤ LOT 94 TO 96 OF TRACT 5449 MB 59-93 & EASTERLY 85.00 FEET  
OF LOT 31, 32 & 33 OF CHAMBERLIN'S CENTRAL AVENUE  
TRACT MB 9-106
- ⑥ LOT 97 TO 109 & 138 TO 161 OF TRACT 5450 MB 59-94-95
- ⑦ LOT 178 TO 192 OF TRACT 5450 MB 59-94-95
- ⑧ LOT 194 TO 204 OF TRACT 5450 MB 59-94-95
- ⑨ PARCEL 38 EXCEPT WESTERLY 100' OF POR. OF SEC. 21 T02S  
R13W



DIGITAL DESCRIPTION: \ZCO\ZD\_COMPTON\_FLORENCE\ \_\_\_\_\_

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

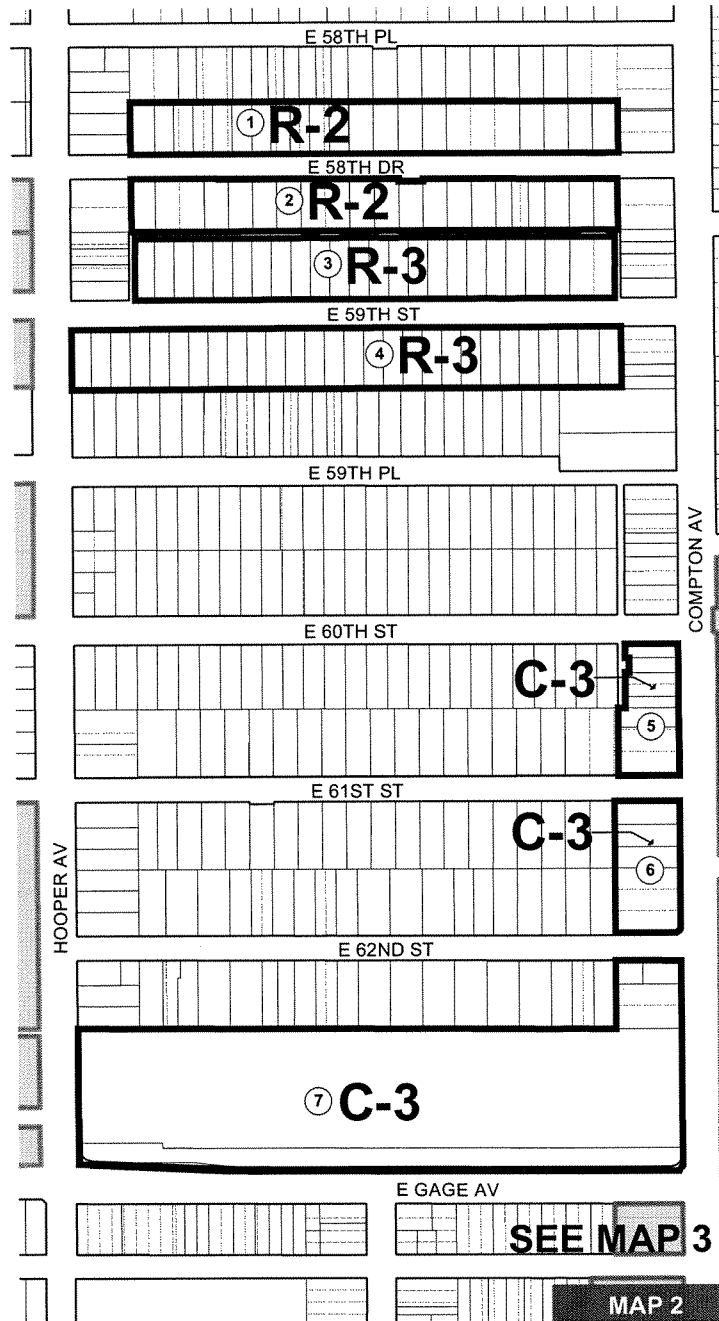
CHANGE OF PRECISE PLAN  
COMPTON-FLORENCE ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **ZC 02-085 (1 & 2)**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



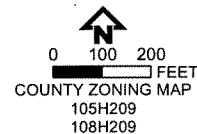
LEGAL DESCRIPTION:

POR. OF E 1/2 OF NW 1/4 OF  
SECTION 21 T02S R13W

- ① LOT 29 TO 48 OF S. MC CRAY'S ORANGE PLACE, MB 8-178
- ② — LOT 3 TO 22 OF S. MC CRAY'S ORANGE PLACE, MB 8-178
- ③ LOT 6 TO 29 OF S. MC CRAY'S ORANGE PLACE, MB 8-178
- ④ — LOT 6 TO 33 OF S. MC CRAY'S ORANGE PLACE ANNEX, MB 10-5
- ⑤ LOT 27 TO 31 OF TR 5097, MB 58-13 & LOT 1 TO 3 OF BLK A OF THE MC CARTHY COMPANY'S FRUIT ACRES TRACT, MB 8-72
- ⑥ — LOT 1 TO 3 & 45 TO 47 OF BLK B OF THE MC CARTHY COMPANY'S FRUIT ACRES TRACT, MB 8-72
- ⑦ LOT 1 TO 3 OF BLK C OF THE MC CARTHY COMPANY'S FRUIT ACRES TRACT, MB 8-72 & LOT 8, SUB. OF SEC. 21 T 02S R13W, KNOWN AS FIELD BROS. SUBDIVISION, MR 17-8

DIGITAL DESCRIPTION: \ZCOZD\_COMPTON\_FLORENCE\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR



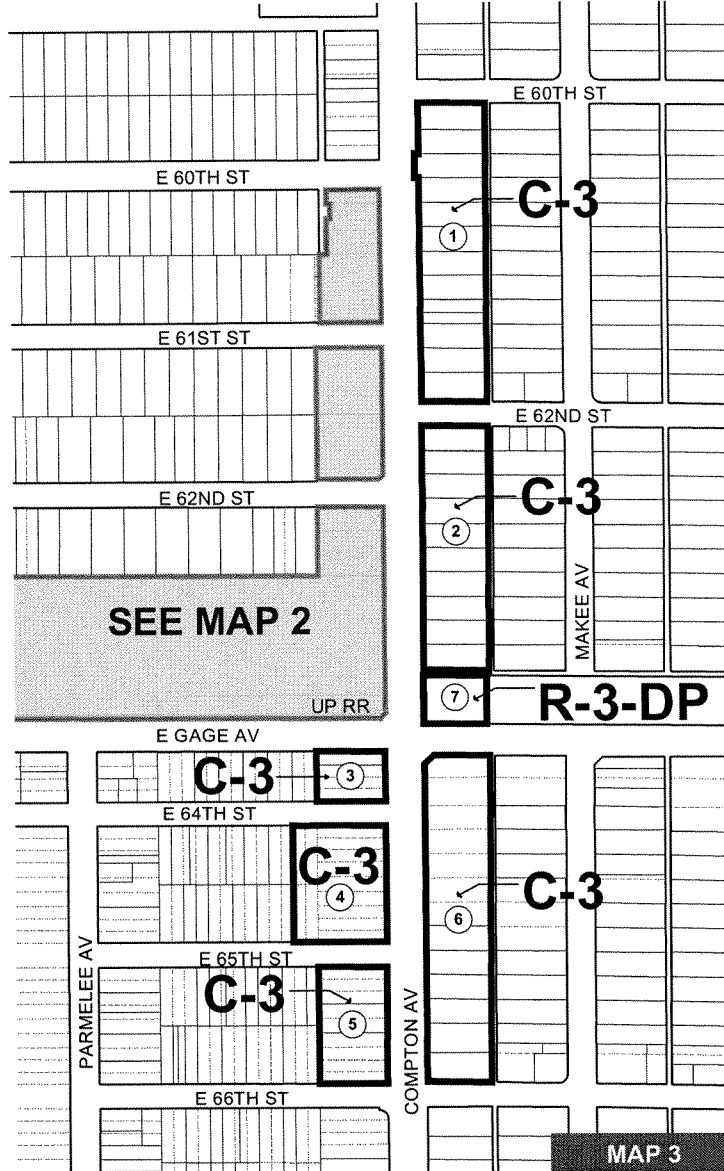
CHANGE OF PRECISE PLAN  
COMPTON-FLORENCE ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **ZC 02-085 (1 & 2)**

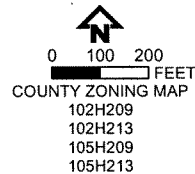
AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

POR. OF SE 1/4 OF NW 1/4 & POR. OF SW 1/4 OF  
NE 1/4 & POR. OF NE 1/4 OF SW 1/4 & POR. NW  
1/4 OF SE 1/4 OF SECTION 21 T02S R13W

- ① LOT 1 TO 23, MIRAMONTE TRACT, MB 6-161
- ② — LOT 25, 27, 29, 31, 33, 35, 37, 39, 41, & 43 OF  
MIRAMONTE TRACT, MB 6-161
- ③ LOT 1 TO 4 OF BLK B OF PARMEELEE HOME TRACT,  
MB 6-54-55
- ④ — LOT 1 TO 11, 23 & 24 OF BLK D OF PARMEELEE HOME TRACT,  
MB 6-54-55
- ⑤ LOT 1 TO 9 OF BLK F OF PARMEELEE HOME TRACT, MB 6-54-55
- ⑥ — LOT 1 TO 25 OF BLK A OF MIRAMONTE PARK TRACT, MB 9-37
- ⑦ POR. OF LOT 6 OF THE PARTITION OF PORTION OF SEC. 21 02S  
R13W, DESCRIBED AS FOLLOWED: COMMENCING AT SW COR.  
OF THE SAID LOT N 00 24' 34" W 100.01'; THENCE S 89 44' 10" E  
129.39'; THENCE S 00 00' 00" E 100.00'; THENCE N 89 44' 10" W  
128.68' TO SW COR. OF THE SAID LOT



DIGITAL DESCRIPTION: \ZC02ZD\_COMPTON\_FLORENCE\ \_\_\_\_\_

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

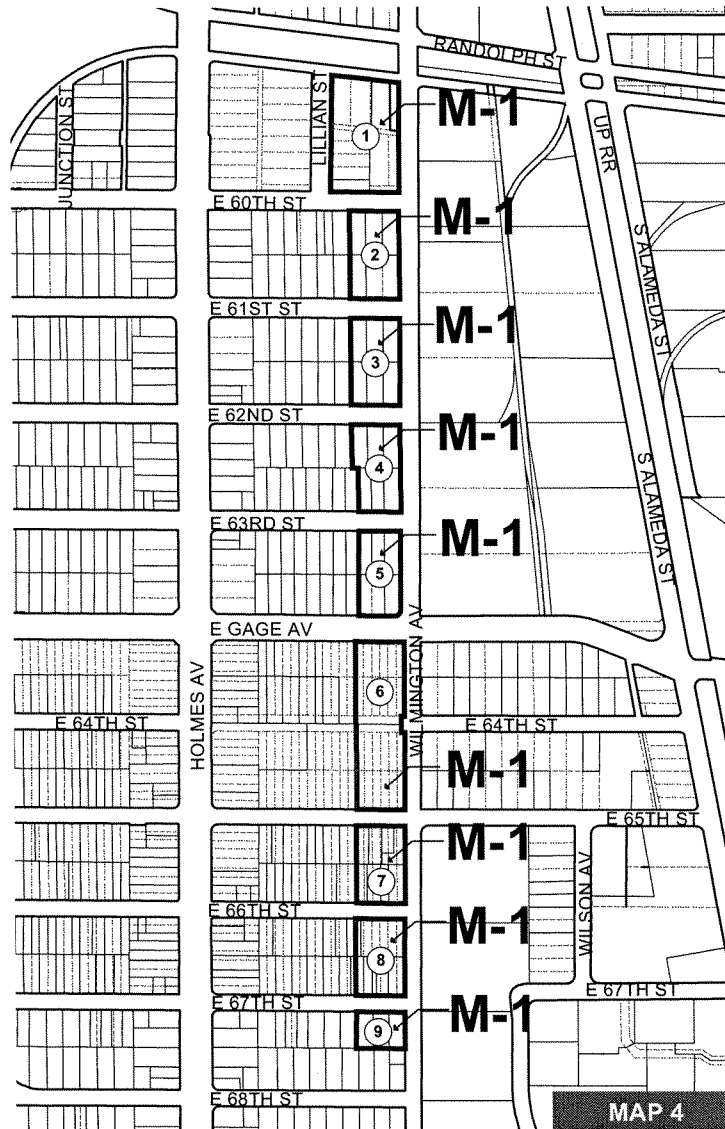
CHANGE OF PRECISE PLAN  
GAGE-HOLMES ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC 02-085 (1 & 2)

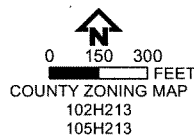
AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

POR. OF E 1/2 OF NE 1/4 & POR. OF E 1/2 OF  
SE 1/4 OF SEC. 21 T02S R13W

- ① LOT 1 TO 4, 7, & 8 OF BLK 5 FIRST ADDITION  
TO HUNTINGTON PARK TRACT, MB 4-40 &  
LOT 1 TO 5 OF SIMONEAU TRACT, MB 12-57
- ② LOT 1 TO 3 & 21 TO 23 OF BLK B OF HUNTINGTON  
PARK ANNEX, MB 5-126
- ③ LOT 1 TO 3 & 21 TO 23 OF BLK D OF HUNTINGTON PARK  
ANNEX, MB 5-126
- ④ LOT 1 TO 3 & 23 TO 25 OF BLK F OF HUNTINGTON PARK ANNEX,  
MB 5-126
- ⑤ LOT 1 TO 3 & NORTHERLY 125 FEET OF EACH LOT 25 TO 27  
OF BLK H OF HUNTINGTON PARK ANNEX, MB 5-126
- ⑥ LOT 22 TO 33 OF BLK B OF BRYSON VILLA TRACT, MB 5-122 & LOT  
22 TO 33 OF BLK C OF THE SAID TRACT & THE ANNEXED POR. OF  
64TH ST SOUTH OF LOT 29 TO 33 OF BLK B & ADJOINING 15.14' OF  
POR. OF 64TH ST SOUTH OF LOT 28 OF BLK B OF THE SAID TRACT
- ⑦ LOT 22 TO 33 OF BLK F OF BRYSON VILLA TRACT, MB 5-122
- ⑧ LOT 22 TO 33 OF BLK G OF BRYSON VILLA TRACT, MB 5-122
- ⑨ LOT 9 TO 11 OF BLK B OF FLORENCITA PARK ANNEX, MB 10-107



DIGITAL DESCRIPTION: \ZCOZD\_GAGE\_HOLMES\ \_\_\_\_\_

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

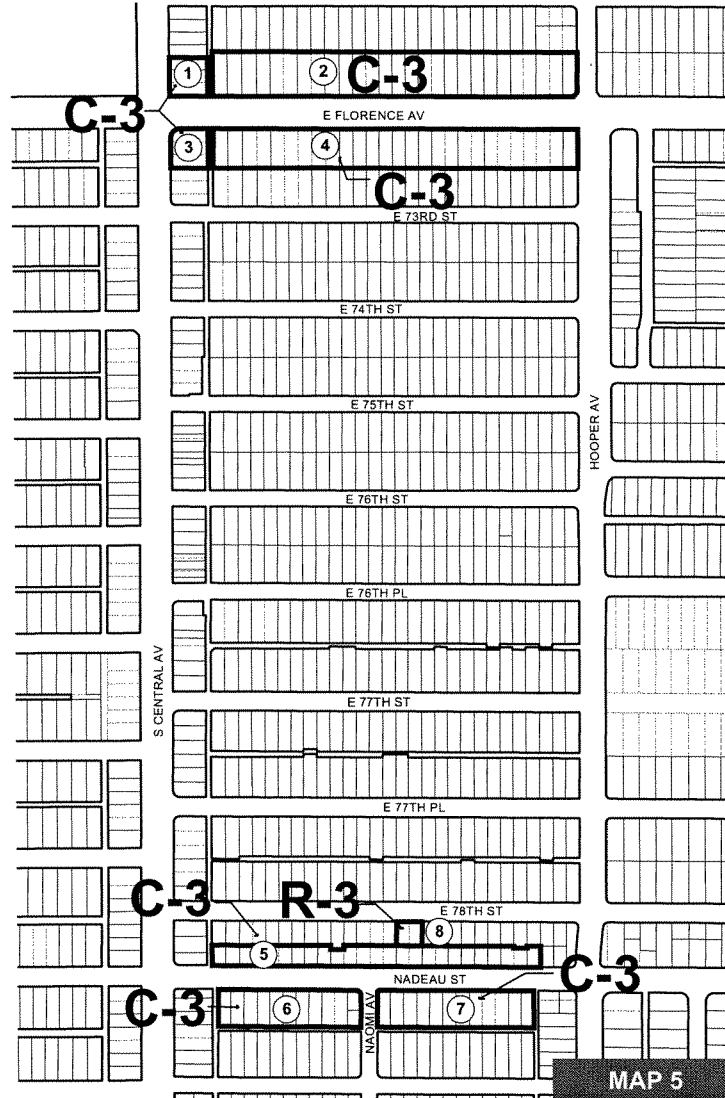
CHANGE OF PRECISE PLAN  
COMPTON-FLORENCE ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC 02-085 (1 & 2)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

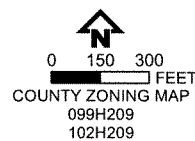


LEGAL DESCRIPTION:

POR. SW 1/4 OF SW 1/4 & POR. NW 1/4 OF NW 1/4  
& POR. SW 1/4 OF NW 1/4 & POR. NW 1/4 OF SW 1/4  
OF SECTION 21 T02S R13W

- ① LOT 68 TO 70 OF TRACT 5450, MB 59-94-95
- ② LOT 767 TO 793 OF TRACT 5450, MB 59-94-95
- ③ LOT 794 TO 796 OF TRACT 5450, MB 59-94-95
- ④ LOT 845 TO 871 OF TRACT 5450, MB 59-94-95
- ⑤ SOUTHERLY 75.06' OF LOT 1291, SOUTHERLY 75.08' OF LOT 1292,  
SOUTHERLY 75.08' OF LOT 1293, SOUTHERLY 75.20' OF LOT 1294,  
SOUTHERLY 75.20' OF LOT 1295, SOUTHERLY 75.23' OF LOT 1296,  
SOUTHERLY 75.14' OF LOT 1297, SOUTHERLY 75.14' OF LOT 1298,  
SOUTHERLY 75.15' OF LOT 1299, SOUTHERLY 64.00' OF LOT 1300,  
SOUTHERLY 75.18' OF LOT 1301, SOUTHERLY 75.20' OF LOT 1302,  
SOUTHERLY 75.20' OF LOT 1303, SOUTHERLY 75.20' OF LOT 1304,  
SOUTHERLY 75.20' OF LOT 1305, SOUTHERLY 75.20' OF LOT 1306,  
SOUTHERLY 75.20' OF LOT 1307, SOUTHERLY 75.20' OF LOT 1308,  
SOUTHERLY 75.27' OF LOT 1309, SOUTHERLY 75.28' OF LOT 1310,  
SOUTHERLY 75.28' OF LOT 1311, SOUTHERLY 75.29' OF LOT 1312,  
SOUTHERLY 75.30' OF LOT 1313, SOUTHERLY 70.65' OF LOT 1314,  
SOUTHERLY 75.65' OF LOT 1315 OF TRACT 5450, MB 59-94-95
- ⑥ LOT 27 TO 37 OF TRACT 6314, MB 68-6
- ⑦ LOT 15 TO 26 OF TRACT 6314, MB 68-6
- ⑧ NORTHERLY 75.18 FEET OF LOT 1305 &  
NORTHERLY 75.18 FEET OF LOT 1306 OF TRACT 5450, MB 59-94-95

DIGITAL DESCRIPTION: \ZCOZD\_COMPTON\_FLORENCE\\_\_\_\_\_



THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR



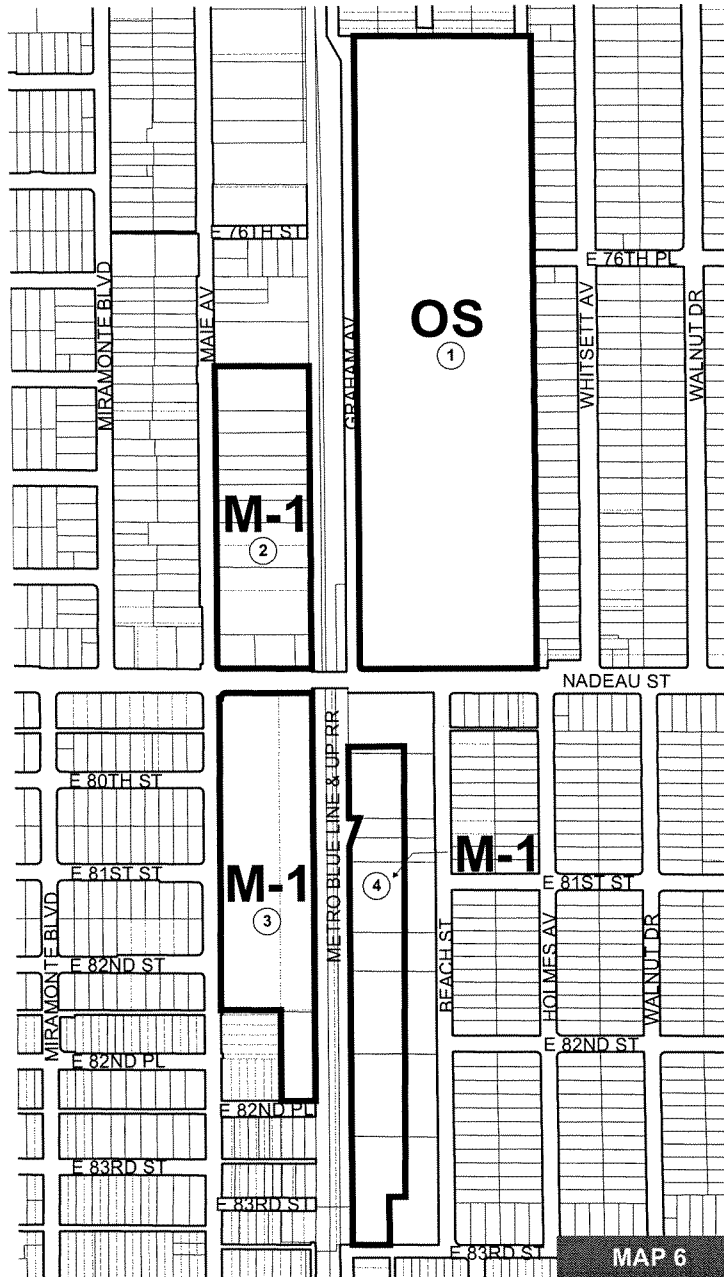
CHANGE OF PRECISE PLAN  
COMPTON-FLORENCE & ROSEVELT PARK ZONED DISTRICTS

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **ZC 02-085 (1 & 2)**

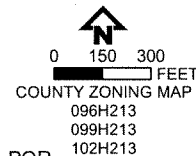
AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

POR. OF SE 1/4 OF SECTION 21 T02S R13W

- ① PARCEL 900, POR. OF NE 1/4 OF SEC. 28  
T02S R13W
- ② — LOT 13 TO 19 OF NADEAU VILLA TRACT,  
MB 2-56
- ③ LOT A & LOT B OF TRACT 8559, MB 101-47-48 & POR.  
OF NE 1/4 OF SE1/4 OF SEC. 28 T02S R13W DESCRIBED AS  
FOLLOWED: BEGINNING AT SE COR. OF LOT B OF TR 8559  
S 00 14' 00" E. 5' TO THE POINT OF BEGINNING; THENCE  
S 0 14' 00" E 275'; THENCE N 89 51' 49" W 103.32'; THENCE  
N 00 25' 54" E 275'; THENCE S 89 51' 49" E 103.32' TO THE  
POINT OF BEGINNING
- ④ — POR. OF LOT 1 OF TRACT 3111, MB 32-16 EXCEPT THE EXISTING  
M-1 ZONE AREA DESCRIBED IN THE ORDINANCE 3711 (ADOPTED  
ON OCTOBER 29, 1940)



DIGITAL DESCRIPTION: \ZCO\ZD\_COMPTON\_FLORENCE\\_\_\_\_\_

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

CHANGE OF PRECISE PLAN  
ROSEVELT PARK ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **ZC 02-085 (1 & 2)**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

POR. OF NW 1/4 SECTION 27 T02S R13W

- ① LOTS 1 TO 4 OF FLORENCE VILLA TRACT,  
MB 6-150
- ② — EASTERLY 94.6 FEET AND NORTHERLY 200  
FEET OF LOT D OF NADEAU HEIRS TRACT,  
MB 53-61

0 100 200  
FEET  
COUNTY ZONING MAP  
099H213  
099H217  
102H213  
102H213

DIGITAL DESCRIPTION: \ZCO\ZD\_ROOSEVELT\_PARK\ \_\_\_\_\_

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

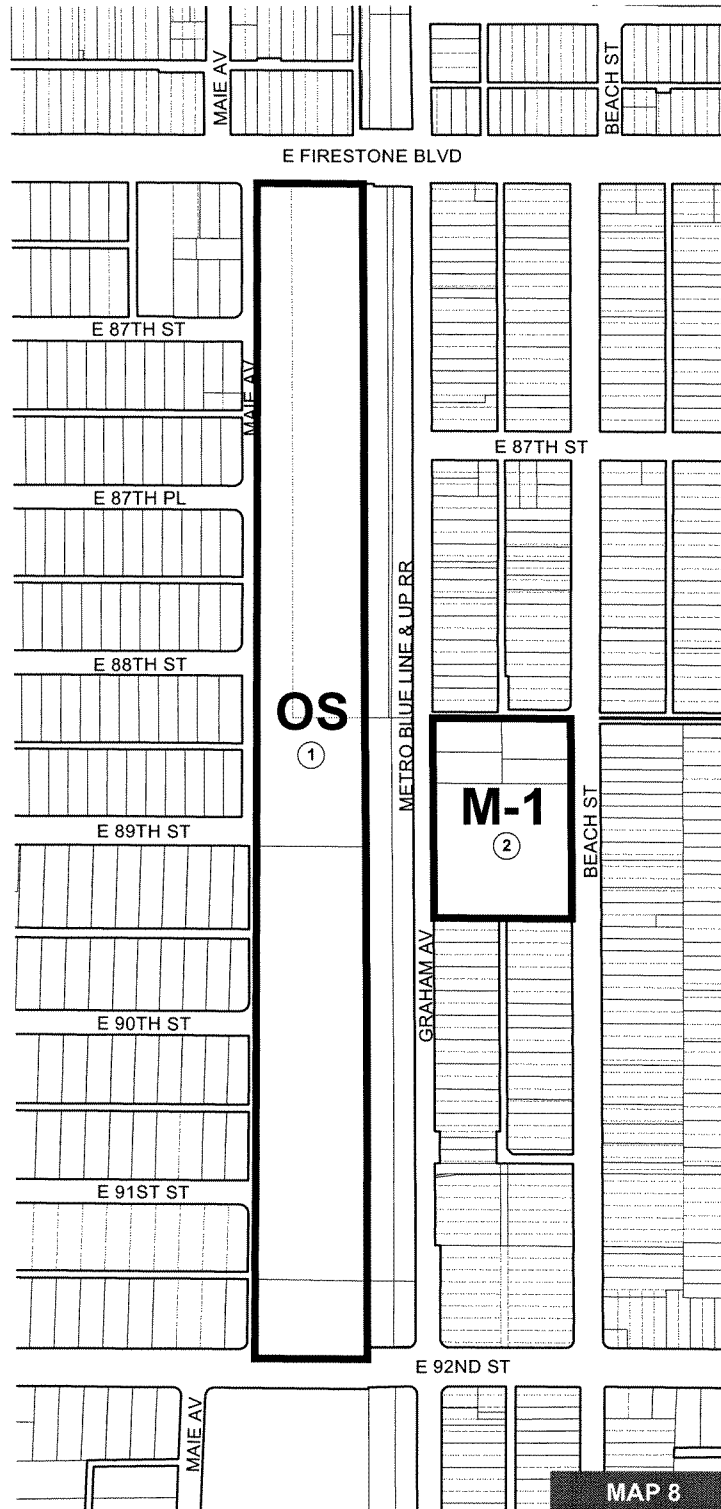
CHANGE OF PRECISE PLAN  
FIRESTONE PARK ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

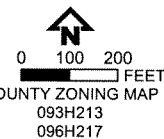
ZONING CASE: **ZC 02-085 (1 & 2)**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

- ① POR. OF SUBDIVISION OF TAJAUTA RANCHO,  
LIMITED WESTERLY BY MAIE AVE, EASTERLY  
BY S.P.R.R. NORTHERLY BY FIRESTONE BLVD,  
AND SOUTHERLY BY 92ND ST
- ② — LOT 37 OF KENT TRACT, MB 8-119



DIGITAL DESCRIPTION: \ZCO\ZD\_FIRESTONE\_PARK\ \_\_\_\_\_  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

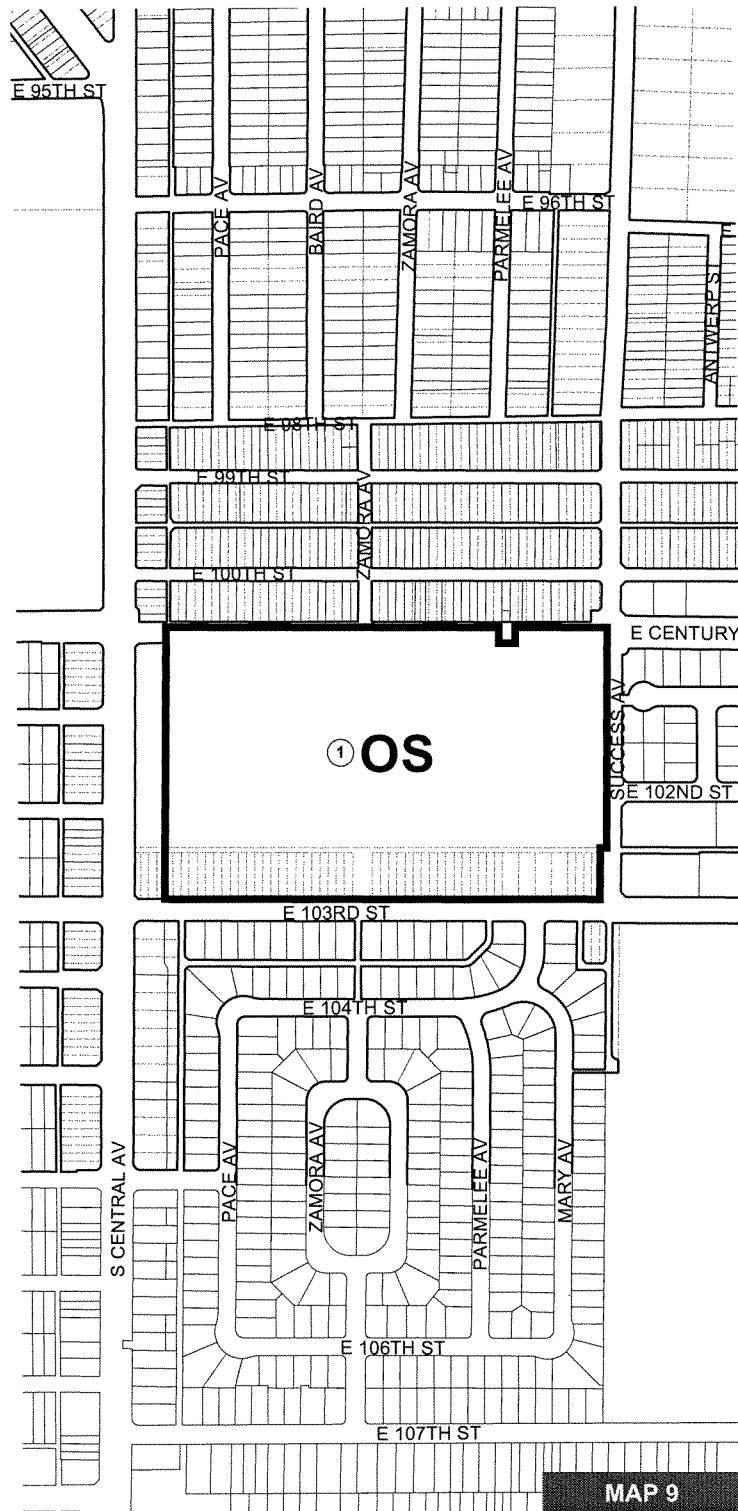
CHANGE OF PRECISE PLAN  
CENTRAL GARDENS ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

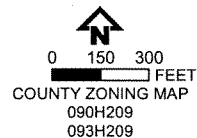
ZONING CASE: ZC 02-085 (1 & 2)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



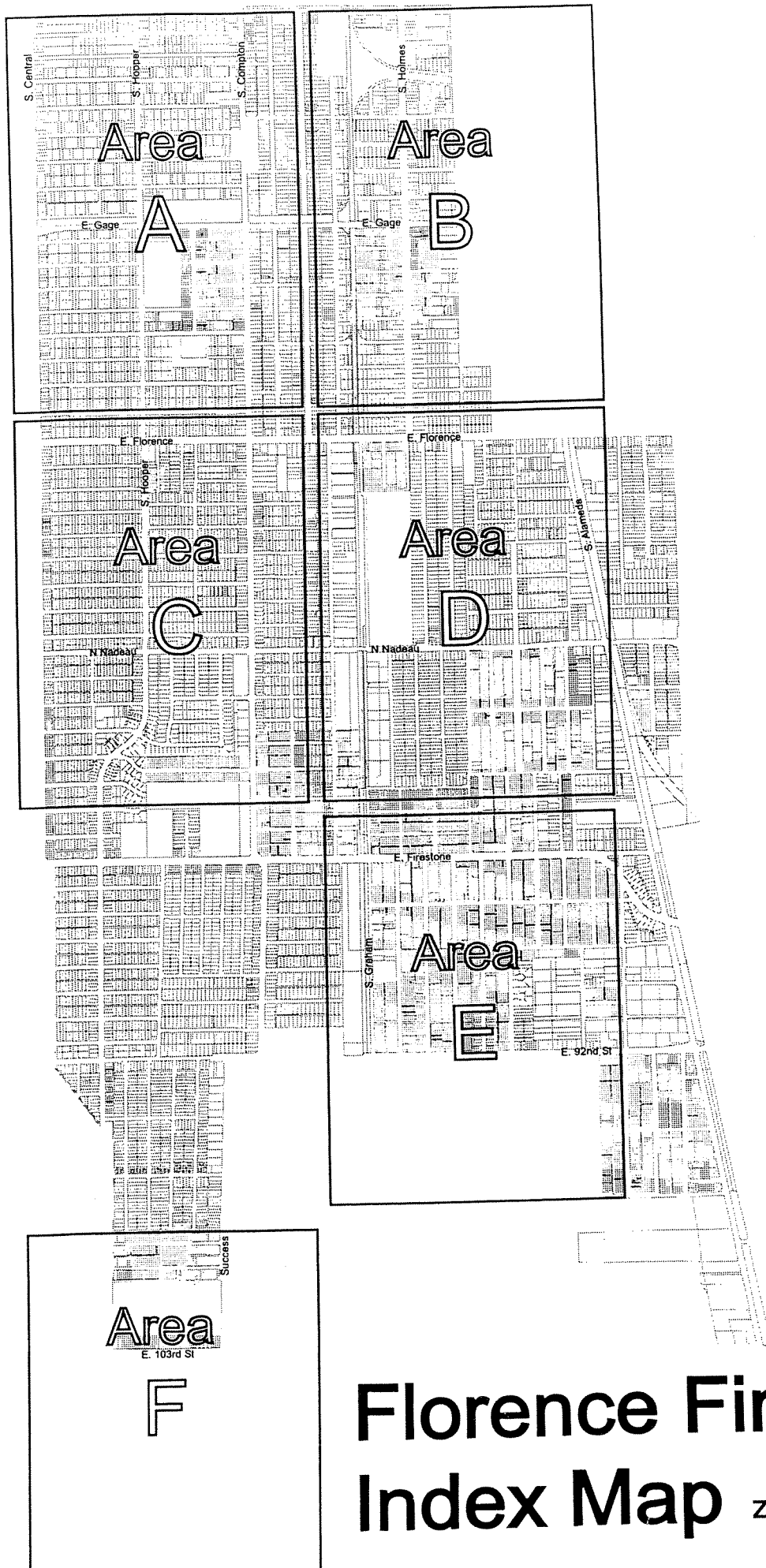
LEGAL DESCRIPTION:

- ① EASTERLY 1355 FEET OF LOT A & LOTS 19 TO 22 OF TRACT 1463, MB 23-10-11& LOT 28 TO 50 OF BLK F & LOT 29 TO 32 OF BLK K & LOT 41 TO 56 OF BLK K OF TRACT 2536, MB 26-13-14



DIGITAL DESCRIPTION: \ZCO\ZD\_CENTRAL\_GARDENS\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR



# Florence Firestone

## Index Map

ZONE CHANGES

Slauson

E. 58th Pl

M1 to R2

E. 58th Dr

E. 59th St

M1 to R3

E. 59th Pl

E. 60th St

M1-DP to R3-CRS

E. 61st St

R3 to

OS

E. 62nd St

E. 63rd St

M2 to M1

M2 to C3

E. Gage Av

M1 to R3-DP

E. 64th St

E. 65th St

E. 66th St

S. Compton Av

E. 60th St

E. 62nd St

M1

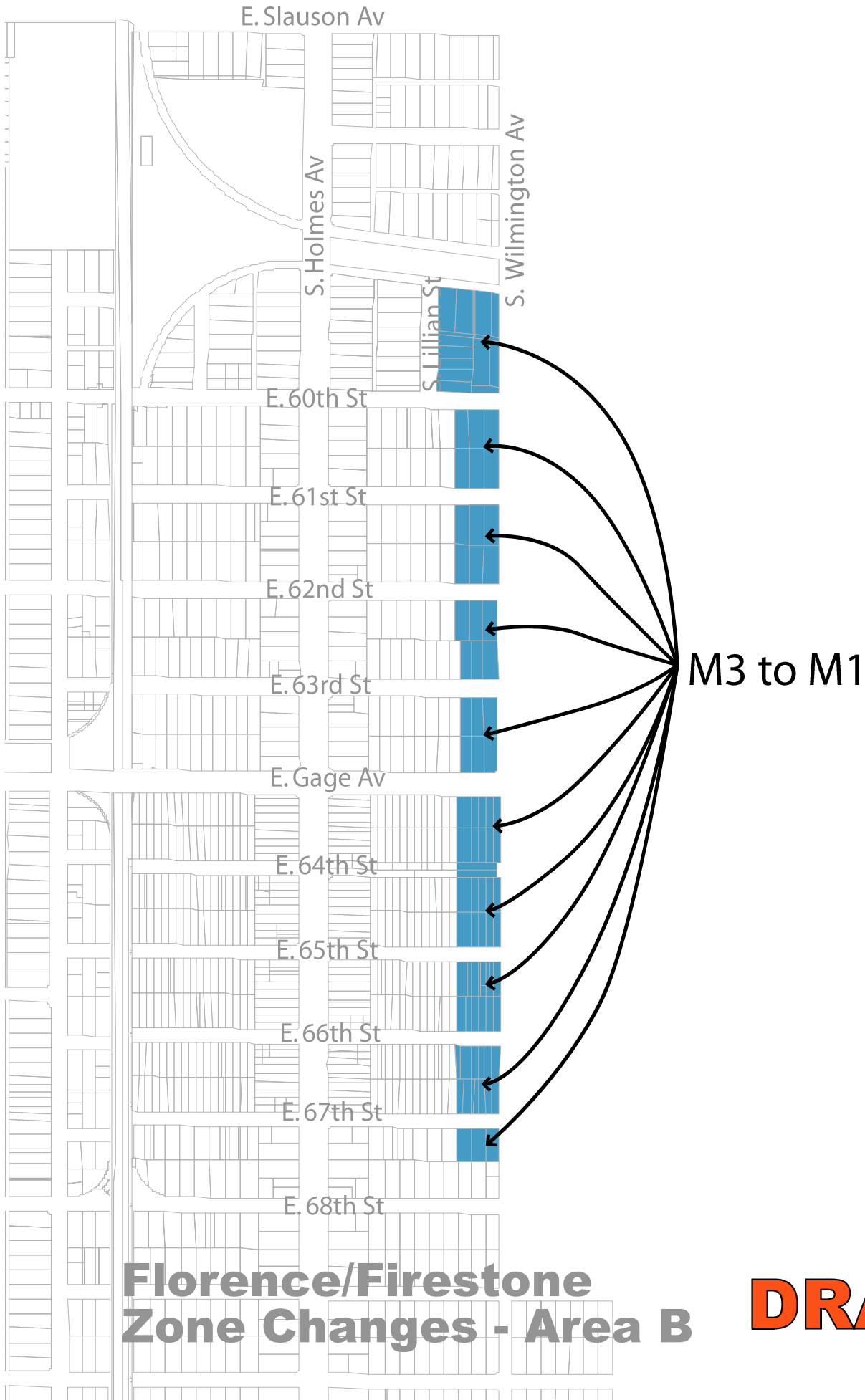
to C3

S. Central Av



**Florence/Firestone  
Zone Changes - Area A**

**DRAFT**



**DRAFT**

M1 to C3

E. Florence Av

S. Central Av

S. Hooper Av

M1-DP to R3

E. 78th St

M1 to C3-CRS

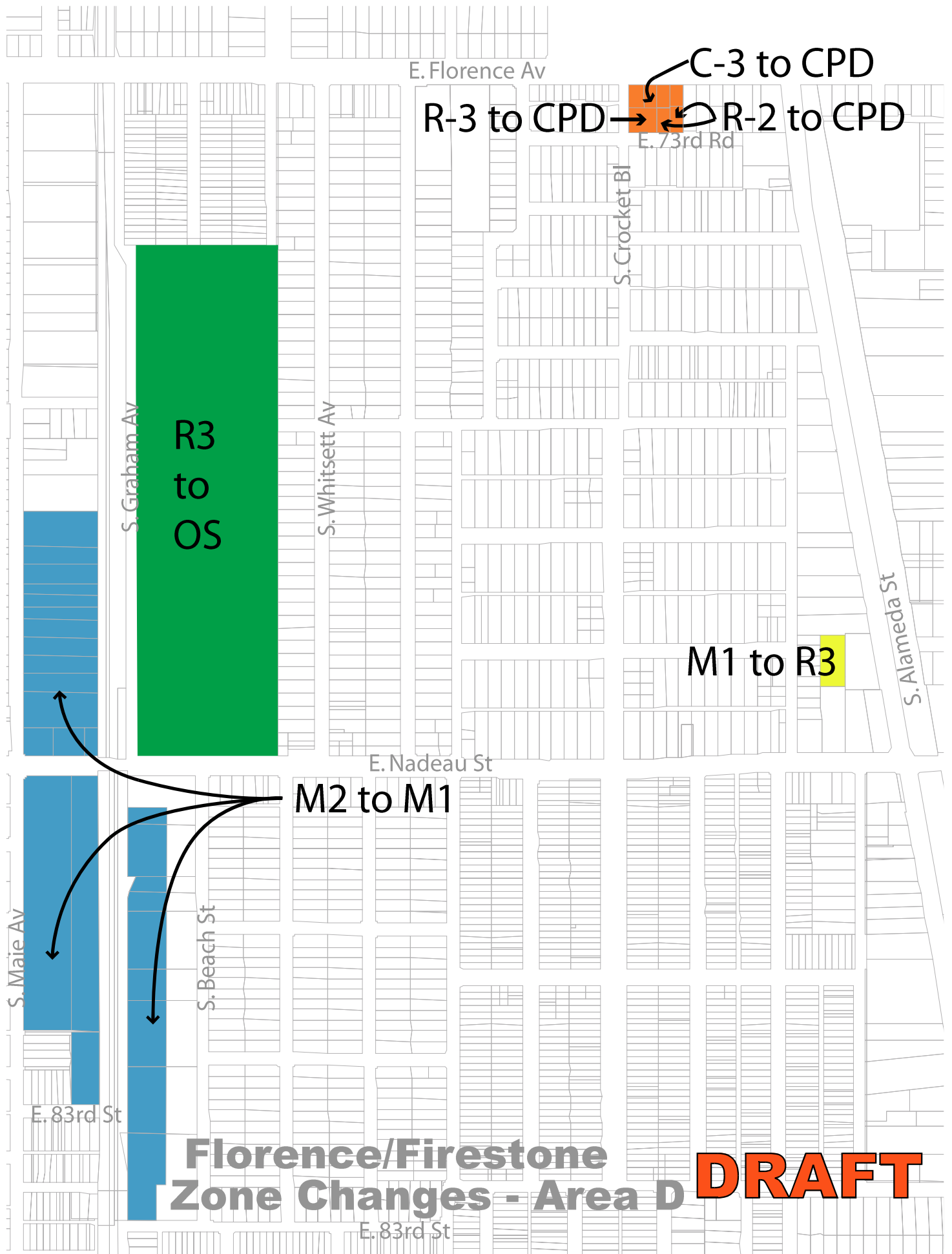
N. Nadeau St

S. Naomi Av

**Florence/Firestone  
Zone Changes - Area C**

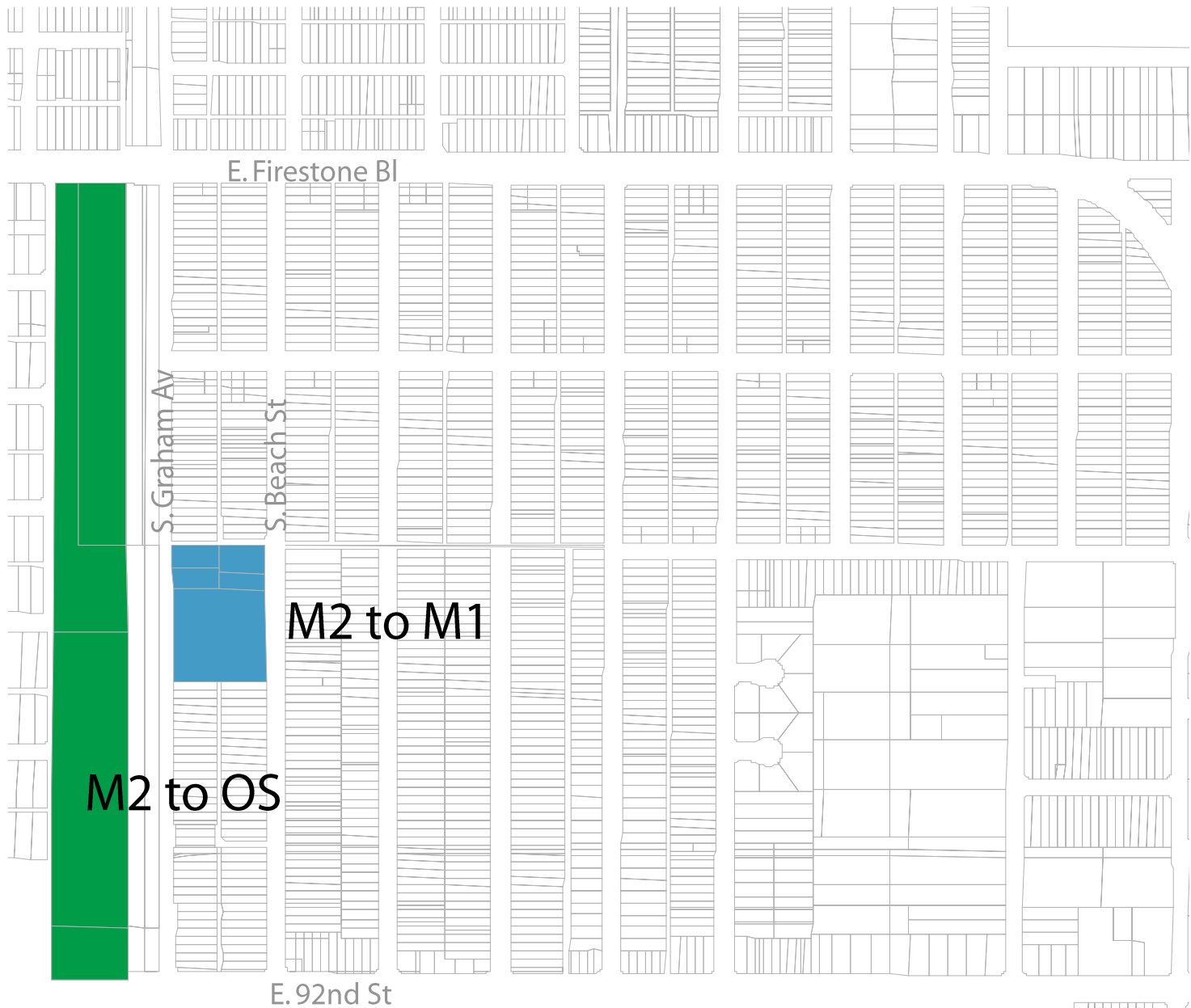
**DRAFT**





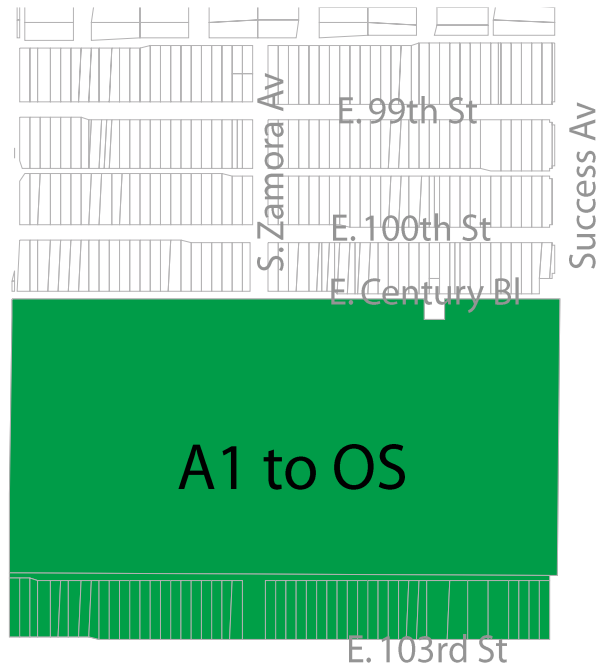
**Florence/Firestone  
Zone Changes - Area D**

**DRAFT**



# Florence/Firestone Zone Changes - Area E

**DRAFT**



# Florence/Firestone Zone Changes - Area F

**DRAFT**

**RESOLUTION  
THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES**

**GENERAL PLAN AMENDMENT CASE NO. 02-085 (1), (2)**

**WHEREAS**, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for the adoption of amendments to county general plans; and

**WHEREAS**, the Board of Supervisors of the County of Los Angeles has conducted a public hearing in the matter of General Plan Amendment Case No. 02-085 (1) (2) on June 22, 2004; and

**WHEREAS**, the Board of Supervisors of the County of Los Angeles, having considered the recommendations of the Regional Planning Commission, finds as follows:

1. The Florence-Firestone community is located in a highly urbanized, relatively flat part of the County and is comprised of a mixture of single-family, two-family, and multi-family residences interspersed with commercial and industrial businesses, parks, and schools.
2. The Florence-Firestone community is located 6 miles south of downtown Los Angeles and is surrounded by the cities of Huntington Park, South Gate, Los Angeles and unincorporated Walnut Park.
3. An amendment to the Land Use Policy Map of the General Plan is necessary to resolve unique land use conflicts that exist in the Florence-Firestone community, including industrial areas adjacent to or across the street from residential and/or commercial uses.
4. The amendment include changes in the General Plan designation for some areas: from 2 (Low/Medium Density Residential) and 3 (Medium Density Residential) to C (Major Commercial); from 3 (Medium Density Residential) to C (Major Commercial); from I (Major Industrial) to 2 (Low/Medium Density Residential); from I (Major Industrial) to 3 (Medium Density Residential); from I (Major Industrial) to C (Major Commercial).
5. The proposed amendment was subject to citizen review at three public meetings held in the Florence-Firestone Community on March 8, 2001, February 21, 2002, and May 16, 2002. The Regional Planning Commission held a public hearing in the community on June 10, 2002.
6. The proposed amendment is compatible with and in support of the policies of the countywide General Plan to maintain and conserve sound existing development and to preserve sound residential areas.

7. Approval of the proposed amendment is in the public interest and is in conformity with good land use planning practice.
8. An initial study was prepared for this project in compliance with the California Environmental Quality Act. The Initial Study showed that there is no substantial evidence, in light of the whole record before the County, that the amendment may have a significant effect on the environment. Based on the initial study, the Department of Regional Planning has prepared a Negative Declaration for the proposed amendment.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Supervisors of the County of Los Angeles:

1. Certifies completion of and approves the Negative Declaration that was prepared for General Plan Amendment No. 02-085 (1), (2) together with any comments received during the public review process; finds that the Negative Declaration reflects the independent judgment and analysis of the County; and finds, on the basis of the whole record before the Board, that there is no substantial evidence that the amendment will have a significant effect on the environment;
2. Determines that the subject amendment is compatible with and supportive of the goals and policies of the County General Plan; and
3. Adopts General Plan Amendment No. 02-085 (1), (2) amending the Land Use Policy Map as shown on the maps attached to this resolution.

The foregoing resolution was on the 22<sup>nd</sup> day of June, 2004, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which the Board so acts.

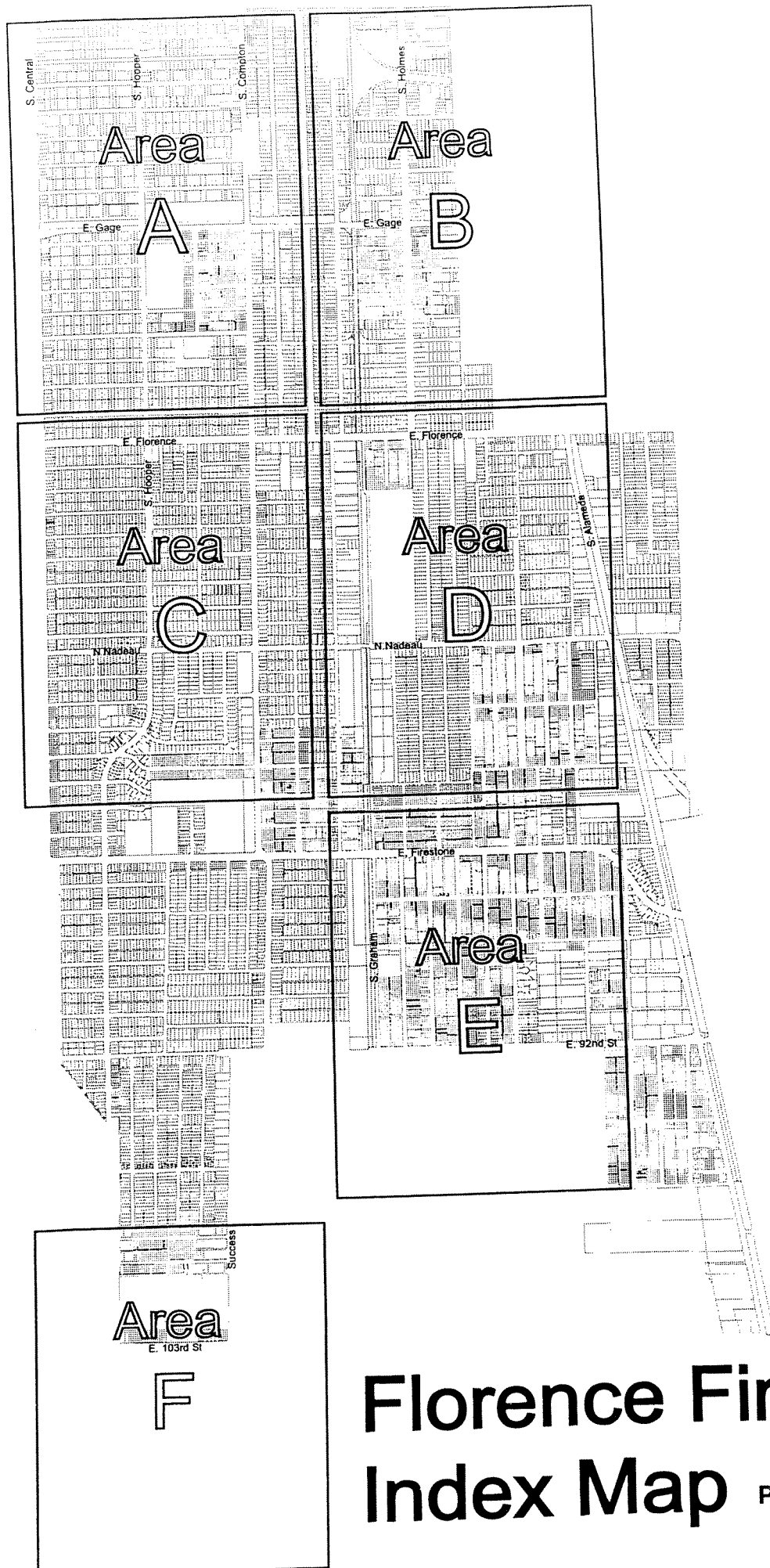
VIOLET VARONA-LUKENS, Executive Officer-  
Clerk of the Board of Supervisors of  
The County of Los Angeles

By \_\_\_\_\_  
Deputy

OFFICE OF THE COUNTY COUNSEL

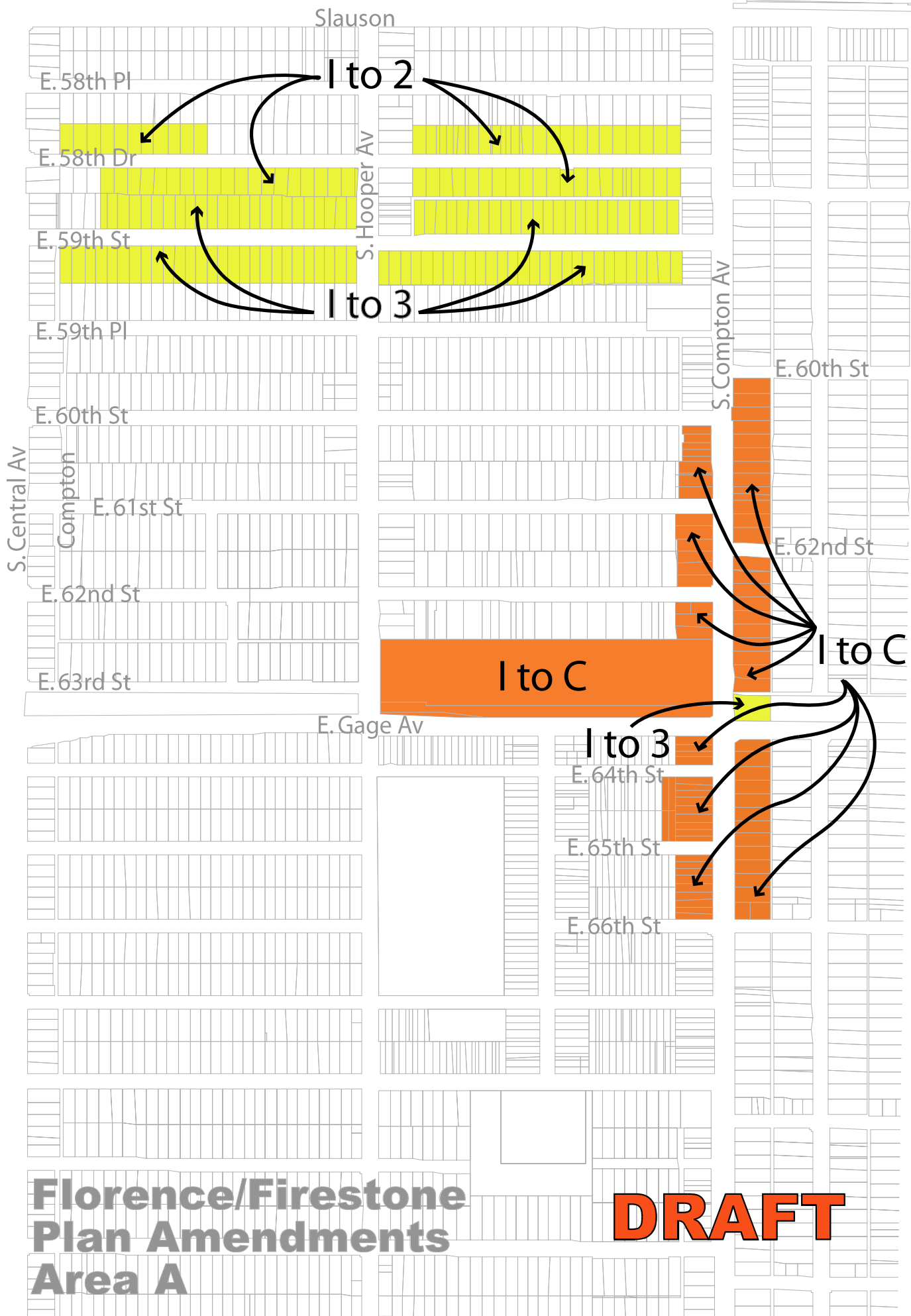
By \_\_\_\_\_

LAWRENCE L. HAFETZ  
Principal Deputy County Counsel  
Public Works Division



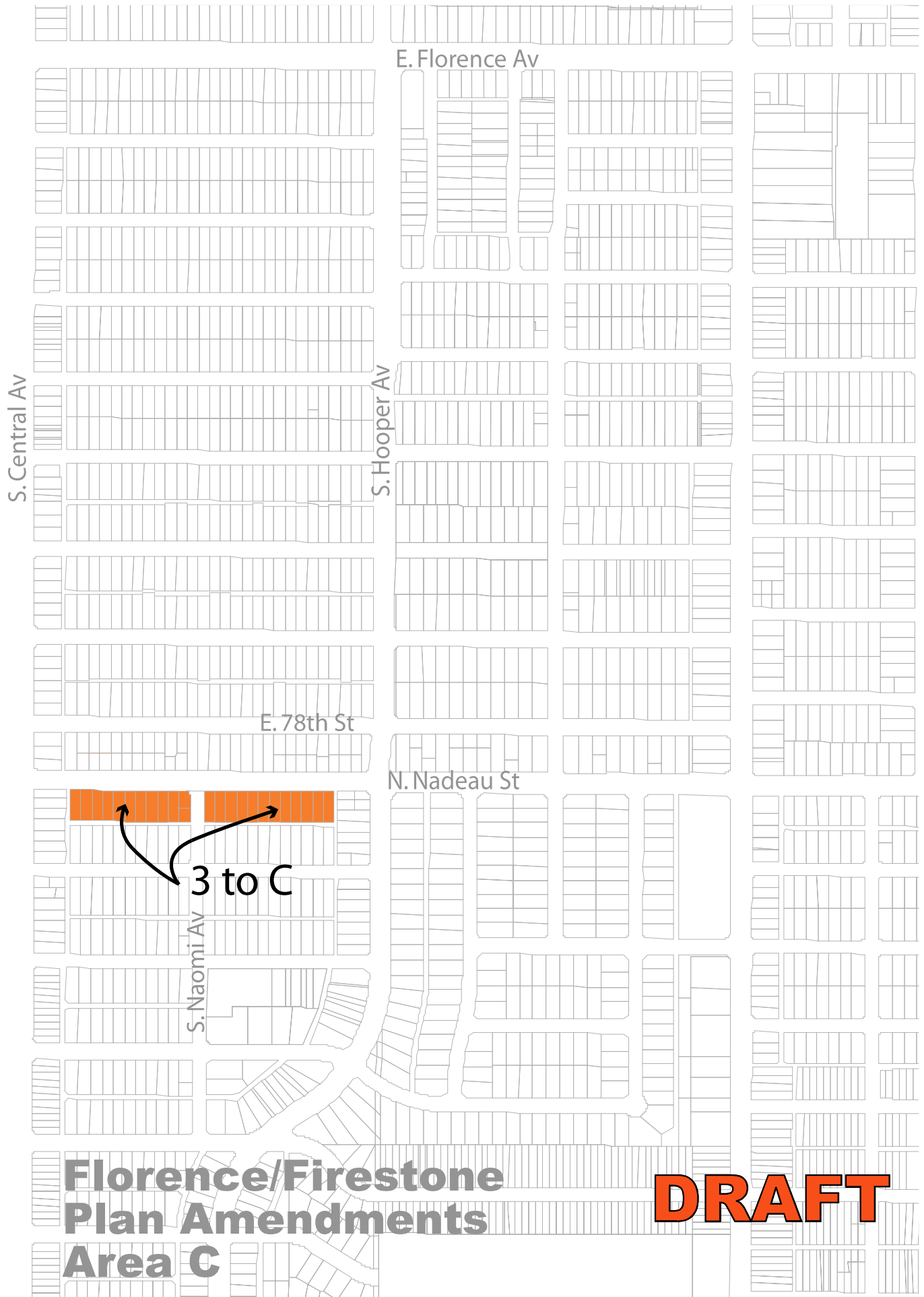
# Florence Firestone Index Map

PLAN AMENDMENTS



# Florence/Firestone Plan Amendments Area A

**DRAFT**



**Florence/Firestone  
Plan Amendments  
Area C**

**DRAFT**



E. Florence Av

2 to C → ↺ 3 to C

E. 73rd Rd

S. Crockett Bl

S. Graham Av

S. Whitsett Av

S. Alameda St

1 to 3

E. Nadeau St

S. Maie Av

S. Beach St

E. 83rd St

**Florence/Firestone  
Plan Amendments  
Area D**

E. 83rd St

**DRAFT**

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012**

**NEGATIVE DECLARATION**

**PROJECT NUMBER 02-085 (1), (2)**

**1. DESCRIPTION:**

The Florence-Firestone zoning recommendations consist of a CSD ordinance, a series of zone changes, and a General Plan Amendment.

The Proposed CSD ordinance will establish new development standards and guidelines to help alleviate the land use and zoning issues identified for the community. The draft CSD addresses the following: Property maintenance standards, landscaping, buffering and signage requirements, housing and pedestrian orientation incentives, height and use limitations, billboards restrictions and minor variation provisions.

**2. LOCATION:**

Various locations throughout the Community of Florence-Firestone

**3. PROPONENT:**

The Board of Supervisors of the County of Los Angeles

**4. FINDINGS OF NO SIGNIFICANT EFFECT:**

**BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

**5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

**PREPARED BY:** Community Studies I Section, Department of Regional Planning

**DATE:** November 5, 2002

**\*\*\*\*\* INITIAL STUDY \*\*\*\*\*****COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**GENERAL INFORMATIONI.A. Map Date: April 4, 2002 Staff Member: Maria MajcherekThomas Guide: Pg. 674 & 704 USGS Quad: South Gate

Location: The unincorporated community of Florence-Firestone is administratively divided between the First and Second Supervisorial Districts. The community is located about 6 miles south of downtown Los Angeles and is surrounded by the cities of Huntington Park, South Gate, and Los Angeles. It is bounded by Slauson Ave. to the north, portions of Wilmington Ave., Santa Fe Ave., and Alameda St. to the East, portions of 103<sup>rd</sup> St., and 92<sup>nd</sup> St., to the south and Central Ave. to the west.

Description of Project: The objective of the draft CSD (Community Standards District) ordinance, for the unincorporated community of Florence-Firestone, is to establish new development standards and design guidelines. The objective of the draft zone changes is to reduce the potential intensity of industrial land uses adjacent to existing residential uses and to reflect existing use of properties. In addition, the General Plan amendment is required to bring zoning and the Los Angeles County General Plan into conformance with each other.

Gross Acres: 2,274.1

Environmental Setting: \_\_\_\_\_

The project area is located in the First and Second Supervisorial Districts. The area is primarily comprised of residential, commercial, and industrial uses and its topography is generally level, with a gentle slope to the south.

Zoning: Various (R2, R3, R4, C1, C2, CM, M1, & M2)General Plan: Residential, Commercial, Industrial, Open-Space, and Public/Semi-Public FacilitiesCommunity/Area wide Plan: None

**Major projects in area:**

PROJECT NUMBER

DESCRIPTION & STATUS

	Alameda Corridor – Alameda Corridor Transportation Authority: <i>The</i>
	<i>Portion of the Alameda Corridor, running the length of the Florence-Firestone</i>
	<i>community is complete, with the exception of some sections of Alameda Street</i>
	<i>which require roadway restoration, reconstruction, and/or resurfacing.</i>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

- ☒ None
- ☐ Regional Water Quality Control Board
- ☐ Los Angeles Region
- ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐
- ☐
- ☐
- ☐
- ☐

Trustee Agencies

- ☐ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐
- ☐
- ☐

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area
- ☒ City of Los Angeles
- ☒ City of South Gate
- ☒ City of Huntington Park
- ☒ City of Lynwood
- ☐
- ☐
- ☐

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area
- ☐
- ☐
- ☐
- ☐
- ☐

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ DPW: *Traffic & Lighting*
- ☒ Cal Trans
- ☒ Alameda Corridor Transportation Authority
- ☒ MTA
- ☐

<b>IMPACT ANALYSIS MATRIX</b>		<b>ANALYSIS SUMMARY</b> (See individual pages for details)			
			<b>Less than Significant Impact/No Impact</b>		
			<b>Less than Significant Impact with Project Mitigation</b>		
			<b>Potentially Significant Impact</b>		
<b>CATEGORY</b>	<b>FACTOR</b>	<b>Pg</b>			<b>Potential Concern</b>
<b>HAZARDS</b>	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RESOURCES</b>	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SERVICES</b>	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OTHER</b>	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS\* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: \_\_\_\_\_
2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Maria Majcherek Date: April 18, 2002

Approved by: Sorin Alexanian Date: April 18, 2002

☐ Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                               |   |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?<br><i>Florence-Firestone is located just north of the Inglewood Fault Zone</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site located in an area containing a major landslide(s)?   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site located in an area having high slope instability?   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?<br><i>Florence-Firestone is within the Hansen Dam debris basin</i>  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?  |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?   |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?   |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Other factors?  |

### STANDARD MITIGATION MEASURES

- ☐ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

### OTHER CONSIDERATIONS/MITIGATIONS

- ☐ Lot Size      ☐ Project Design      ☐ Approval of Geotechnical Report by DPW

As individual projects are proposed, appropriate reviews will be performed to address potential geotechnical concerns.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

- ☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No Impact

## HAZARDS - 2. Flood

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                               |   |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?  |
| b. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>There are remnants of a halocene stream channel, flood plain, dune, and alluvial fan.</u><br>Is the project site located in or subject to high mudflow conditions? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Could the project contribute or be subject to high erosion and debris deposition from run-off?  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project substantially alter the existing drainage pattern of the site or area?  |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Other factors (e.g., dam failure)?  |

### STANDARD MITIGATION MEASURES

- ☐ Building Ordinance No. 2225 – Section 308A    ☐ Ordinance No. 12,114 (Floodways)
- ☐ Approval of Drainage Concept by DPW

### OTHER CONSIDERATIONS/MITIGATIONS

- ☐ Lot Size    ☐ Project Design

A portion of the Florence-Firestone community is located in a flood zone. As individual projects are proposed, appropriate environmental reviews will be performed to address flood related concerns.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## HAZARDS - 3. Fire

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                               |  |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site located in a high fire hazard area (Fire Zone 4)?  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?   |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?<br><i>Locations are in close proximity to industrial areas and natural gas transmission and distribution lines run throughout the industrial areas.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Does the proposed use constitute a potentially dangerous fire hazard?  |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Other factors?   |

### STANDARD MITIGATION MEASURES

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Prevention Guide No.46

### OTHER CONSIDERATIONS/MITIGATIONS

☐ Project Design ☐ Compatible Use

Located near industrial uses. Some of the industries use flammable materials in their operations.

The zone changes reflect current land uses, reduce industrial intensity and are not impacted by fire hazard factors. As individual projects are proposed appropriate reviews will be performed to address fire hazard concerns

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## HAZARDS - 4. Noise

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☐ ☒ Is the project site located near a high noise source (airports, railroads, freeways, industry)?
- It is in close proximity to industrial areas and railroads (Alameda Corridor)
- b. ☐ ☒ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
- c. ☐ ☒ ☐ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
- d. ☐ ☒ ☐ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
- e. ☐ ☒ ☐ Other factors?
- \_\_\_\_\_
- \_\_\_\_\_

### STANDARD MITIGATION MEASURES

- ☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

### OTHER CONSIDERATIONS/MITIGATIONS

- ☐ Lot Size ☐ Project Design ☐ Compatible Use

Zone changes will not result in uses that will be adversely impacted by the noise. Zone changes reflect the  
current land uses, reduce industrial intensity and are not impacted by noise related factors.

\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
- 
- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?
- 
- ☐ ☒ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
- 
- c. ☐ ☒ ☐ Could the projects associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
- 
- d. ☐ ☒ ☐ Could the projects post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
- 
- e. ☐ ☒ ☐ Other factors?
- 
- 

### STANDARD MITIGATION MEASURES

- ☐ Industrial Waste Permit ☐ Health Code – Ordinance No.7583, Chapter 5  
☐ Plumbing Code – Ordinance No.2269 ☐ NPDES Permit CAS614001 Compliance (DPW)

### OTHER CONSIDERATIONS/MITIGATIONS

- ☐ Lot Size ☐ Project Design ☐ Compatible Use
- 
- 
- 

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                               |  |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?   |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>Project site is located near industrial areas which may create odors or dust</i><br>Would the project conflict with or obstruct implementation of the applicable air quality plan?  |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?  |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)? |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Other factors?   |

### STANDARD MITIGATION MEASURES

☐ Health and Safety Code – Section 40506

### OTHER CONSIDERATIONS/MITIGATIONS

☐ Project Design      ☐ Air Quality Report

Development standards of the CSD separate industrial uses from residential uses by requiring buffer areas, standardized landscaping, walls/fencing (view obscuring), and set-backs.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

## RESOURCES - 3. Biota

### SETTING/IMPACTS

Yes   No   Maybe

- |       |                          |                                     |                          |  |
|-------|--------------------------|-------------------------------------|--------------------------|--|
| a.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? |
| <hr/> |                          |                                     |                          |  |
| b.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?  |
| <hr/> |                          |                                     |                          |  |
| c.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?  |
| <hr/> |                          |                                     |                          |  |
| d.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?                                 |
| <hr/> |                          |                                     |                          |  |
| e.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)?   |
| <hr/> |                          |                                     |                          |  |
| f.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?  |
| <hr/> |                          |                                     |                          |  |
| g.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)?  |
| <hr/> |                          |                                     |                          |  |
| <hr/> |                          |                                     |                          |  |

### MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Lot Size     
 ☐ Project Design     
 ☐ ERB/SEATAC Review     
 ☐ Oak Tree Permit

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant     
 ☐ Less than significant with project mitigation     
 ☒ Less than significant/No impact

## RESOURCES - 4. Archaeological/Historical/Paleontological

### SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?

b. ☐ ☒ ☐ Does the project site contain rock formations indicating potential paleontological resources?

c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?

d. ☐ ☒ ☐ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

e. ☐ ☒ ☐ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

f. ☐ ☒ ☐ Other factors?

### MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 5.Mineral Resources

### SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

c. ☐ ☒ ☐ Other factors?

### MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 6. Agriculture Resources

### SETTING/IMPACTS

Yes   No   Maybe

- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
- d. ☐ ☒ ☐ Other factors?
- 
- 

### MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design

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### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact



## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

Yes   No   Maybe

a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?

d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?

f. ☐ ☒ ☐ Other factors (e.g., grading or landform alteration)?

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### MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Visual Report

☐ Compatible Use

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### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

## SERVICES - 1. Traffic/Access

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (mid-block or intersections)?
- 
- b. ☐ ☒ ☐ Will the project result in any hazardous traffic conditions?
- 
- c. ☐ ☒ ☐ Will the project result in parking problems with a subsequent impact on traffic conditions?
- 
- d. ☐ ☒ ☐ Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
- 
- e. ☐ ☒ ☐ Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
- 
- f. ☐ ☒ ☐ Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
- 
- g. ☐ ☒ ☐ Other factors (e.g., grading or landform alteration)?
- 
- 

### MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

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### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## SERVICES - 2. Sewage Disposal

*Not Applicable*

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?
- b. ☐ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site?
- c. ☐ ☒ ☐ Other factors?
- 
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### STANDARD MITIGATION MEASURES

- ☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- ☐ Plumbing Code – Ordinance No. 2269

### OTHER CONSIDERATIONS/MITIGATIONS

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

### SERVICES - 3. Education

#### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project create capacity problems at the district level?
- b. ☐ ☒ ☐ Could the project create capacity problems at individual schools that will serve the project site?
- c. ☐ ☒ ☐ Could the project create student transportation problems?
- d. ☐ ☒ ☐ Could the project create substantial library impacts due to increased population and demand?
- e. ☐ ☒ ☐ Other factors?
- 
- 

#### MITIGATION MEASURES/ OTHER CONSIDERATIONS

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

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#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## SERVICES - 4. Fire/Sheriff Services

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?
- c. ☐ ☒ ☐ Other factors?
- 
- 
- 
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### MITIGATION MEASURES/ OTHER CONSIDERATIONS

☐ Fire Mitigation Fee

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## SERVICES - 5. Utilities/Other Services

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
- 
- b. ☐ ☒ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
- 
- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?
- 
- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?
- 
- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
- 
- c. ☐ ☒ ☐ Other factors?
- 
- 

### STANDARD MITIGATION MEASURES

- ☐ Plumbing Code – Ordinance No. 2269 ☐ Water Code – Ordinance No. 7834

### OTHER CONSIDERATIONS/MITIGATIONS

- ☐ Lot Size ☐ Project Design
- 
- 

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## OTHER FACTORS - 1. General

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Will the project result in an inefficient use of energy resources?
- b. ☐ ☒ ☐ Will the project result in a major change in the patterns, scale, or character of the general area or community?
- c. ☐ ☒ ☐ Will the project result in a significant reduction in the amount of agricultural land?
- d. ☐ ☒ ☐ Other factors?
- 
- 

### STANDARD MITIGATION MEASURES

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

### OTHER CONSIDERATIONS/MITIGATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## OTHER FACTORS - 2. Environmental Safety

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Toxic Clean-up Plan

### CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact



## OTHER FACTORS - 3. Land Use

### SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?

Zone changes will result in need of a General Plan amendment

- b. ☒ ☐ ☐ Can the project be found to be inconsistent with the zoning designation of the subject property?

The zone changes will result in designations consistent with existing land use.

- c. Can the project be found to be inconsistent with the following applicable land use criteria:

☐ ☒ ☐ Hillside Management Criteria?

☐ ☒ ☐ SEA Conformance Criteria?

☐ ☒ ☐ Other?

- d. ☐ ☒ ☐ Would the project physically divide an established community?

- e. ☐ ☒ ☐ Other factors?

### MITIGATION MEASURES/OTHER CONSIDERATIONS

Zone changes reflect existing land use and reduce industrial intensity. Zone changes establish a more compatible zoning pattern and reduce land use conflicts.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

## OTHER FACTORS - 4. Population/Housing/Employment/Recreation

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project cumulatively exceed official regional or local population projections?
- b. ☐ ☒ ☐ Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
- c. ☐ ☒ ☐ Could the project displace existing housing, especially affordable housing?  
CSD includes a housing incentive to encourage additional housing
- d. ☐ ☒ ☐ Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
- e. ☐ ☒ ☐ Could the project require new or expanded recreational facilities for future residents?
- f. ☐ ☒ ☐ Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
- g. ☐ ☒ ☐ Other factors?

### MITIGATION MEASURES/OTHER CONSIDERATIONS

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

## **SUMMARY OF RPC PROCEEDINGS**

### **REGIONAL PLANNING COMMISSION**

PROPOSED ZONING AMENDMENT TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO ESTABLISH A COMMUNITY STANDARDS DISTRICT (CSD) FOR THE UNINCORPORATED COMMUNITY OF FLORENCE-FIRESTONE, GENERAL PLAN AMENDMENT CASE NO. GP 02-085 (1, 2), AND ZONE CHANGE CASE NO. ZC 02-085 (1, 2)

#### June 10, 2002

A duly noticed public hearing was held before the Regional Planning Commission at the Hall of Records in downtown Los Angeles. Approximately 30 persons attended the hearing and 6 people testified in support of the draft CSD. Staff presented the Draft CSD, which sets forth regulations for current land uses and new construction. The CSD amends the list of permitted and conditionally permitted land uses within the commercial and industrial zones. Staff further explained the draft zone changes and local plan amendment which improve the zoning and land use plan for the area and prevent future incompatible uses from establishing near residential dwellings. Testimony was heard from residents expressing concern with enforcement, yard sales, trash/debris, garage conversions, overcrowding, and graffiti, especially along the railroad, Blue-Line, and overpasses. The Commission instructed staff to look into the City of South Gate's graffiti abatement program, vacation of alleys to homeowners, and to determine the institutional owners of the railroads, overpasses, and Blue-Line. After hearing all the testimony and discussing the Florence-Firestone zoning recommendations, the Commission closed the public hearing and approved the General Plan amendment, zone changes, and CSD and directed staff to bring back appropriate findings and resolutions and return with the information on the Commission's consent calendar.

#### January 7, 2004

The final draft ordinance was returned to the Commission as a consent item. After reviewing the revised ordinance, the Commission adopted the resolution approving the Florence-Firestone CSD, plan amendments, and zone changes. The Commission then instructed staff to transmit the item to the Board of Supervisors for consideration.

**NOTICE OF PUBLIC HEARING  
ON PROPOSED AMENDMENTS TO TITLE 22 OF THE LOS ANGELES COUNTY CODE  
(ZONING ORDINANCE) AND ON PROPOSED AMENDMENTS TO THE LOS ANGELES  
COUNTY GENERAL PLAN**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Board of Supervisors, in Room 381, Hall of Administration, 500 West Temple Street, Los Angeles, California 90012, at **9:30 a.m., on Tuesday, June 22, 2004** pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code (the Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the following amendments:

**Florence Firestone Community Standards District Ordinance ("CSD"):** The objective of the CSD is to establish new development standards specifically tailored to the unincorporated community of Florence-Firestone. These standards are designed to help alleviate the land use and zoning issues identified by the community. The ordinance addresses the following: property maintenance standards, landscaping, buffering, height limits, signage requirements, housing incentives, pedestrian orientation incentives, land use limitations, billboard restrictions, and minor variation provisions.

**General Plan Amendment:** General Plan Amendment Case No. 02-085 (1, 2) is required to bring the zoning and the Los Angeles County General Plan into conformance with each other.

**Zone Changes:** The objective of Zone Change Case No. 02-085 (1, 2) is to update and improve the zoning pattern in Florence-Firestone. This will be accomplished by reducing the potential intensity of heavy industrial zoning, especially where adjacent to existing residential uses and by establishing zoning designations which reflect existing land uses.

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. If you do not understand this notice or need more information, please call Mrs. Julie Moore at (213) 974-6425 between 7:30 a.m. and 6:00 p.m., Monday through Thursday, or e-mail her at [jmoore@planning.co.la.ca.us](mailto:jmoore@planning.co.la.ca.us). Project materials will also be available for review on the website, <http://planning.co.la.ca.us> under the link "Public Review Documents".

Pursuant to the California Environmental Quality Act and State and County guidelines, a Negative Declaration has been prepared which shows that the proposed ordinance will not have a significant effect on the environment.

**"ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

**Si no entiende este aviso o necesita mas informacion, por favor llame este numero (213) 974-6425.**

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VIOLET VARONA-LUKENS  
EXECUTIVE OFFICER-CLERK OF  
THE BOARD OF SUPERVISORS